

Paul Mason Associates



Sussex Close, Boreham, Essex, CM3 3ED

Guide Price £450,000 - £475,000

- No onward chain - Keys held for viewings
- Highly sought after cul-de-sac location
- Within walking distance of local amenities including the Primary School and local Recreational Park
- Easy access to the new station at Beaulieu
- Four bedroom semi detached family home
- Family bathroom plus ground floor WC
- Lounge, separate dining room plus 14'6 x 10'5 conservatory
- Fitted kitchen plus separate utility room
- Single garage plus driveway and secluded and well maintained rear garden
- EPC - D

Guide Price £450,000 - £475,000.....**NO ONWARD CHAIN**.....This desirable semi detached family home is ideally situated in a highly sought-after location in the popular village of Boreham, within walking distance of a range of local amenities, including the highly regarded local Primary school and also the nearby Recreational Park.

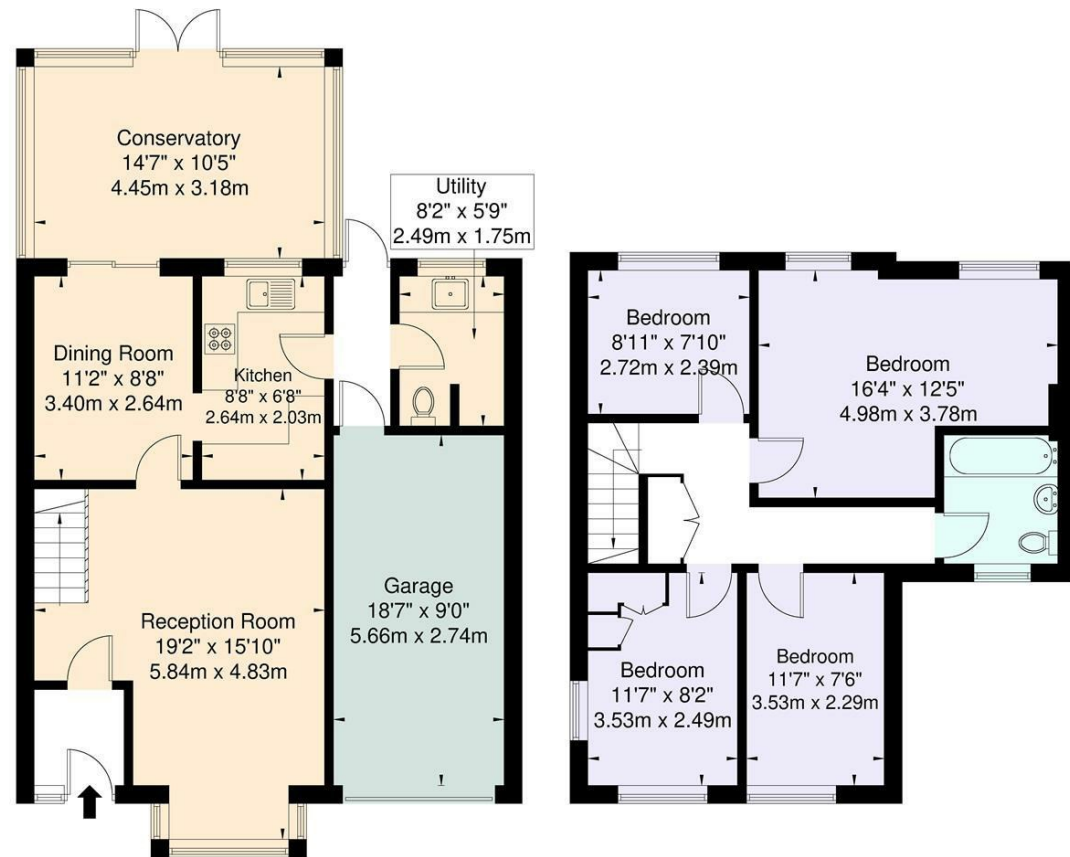
Ideal for commuters, the recently opened Beaulieu Park railway station is within easy reach, providing convenient access to wider transport connections. The property is also conveniently positioned with easy access to the A12, Hatfield Peverel and Chelmsford City Centre.

The property offers spacious accommodation with the first floor comprising a large master bedroom with fitted wardrobes, three further bedrooms and family bathroom. The ground floor includes a 16'2 x 15'10 max lounge, separate dining area and 14'6 x 10'5 conservatory, fitted kitchen and useful utility room/WC.

Externally, the property continues to impress with a private, non-overlooked and well maintained rear garden. There is also a single garage, along with a block paved driveway providing off street parking.

EARLY VIEWING IS HIGHLY ADVISED TO AVOID DISAPPOINTMENT.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79		
	67		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-58) D</p> <p>(29-34) E</p> <p>(11-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Ground Floor

First Floor

Location...

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections.

Boreham is also steeped in history

and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

Distances

Boreham Primary School - 0.4 miles

Boreham Co-Op & Post Office - 0.7 miles

Boreham A12 Interchange - 1.6 miles

New Beaulieu Station - 1.9 miles

Hatfield Peverel Train Station - 2.7

miles

Chelmsford City Centre - 5.5 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge

4.94m x 4.84m max (16'2" x 15'10" max)

Dining Room

3.57m x 2.67m (11'8" x 8'9")

Conservatory

4.44m x 3.18m (14'6" x 10'5")

Kitchen

3.59m x 2.07m (11'9" x 6'9")

Rear lobby

Utility Room/WC

2.49m x 1.75m (8'2" x 5'8")

FIRST FLOOR

Bedroom One

4.98m x 3.72m max (16'4" x 12'2" max)

Bedroom Two

3.58m x 2.50m (11'8" x 8'2")

Bedroom Three

3.57m x 2.30m (11'8" x 7'6")

Bedroom Four

2.75m x 2.40m (9'0" x 7'10")

Family Bathroom

2.15m x 2.05m (7'0" x 6'8")

Landing

EXTERIOR

Garage

5.67m x 2.86m (18'7" x 9'4")

Secluded Rear Garden

Driveway Providing Off Street Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Chelmsford

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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