

*Paul Mason* Associates



The Willows, Boreham, Essex, CM3 3DJ  
Guide price £400,000

- Sought after location within short walking distance of the local primary school and village amenities
- Four bedroom detached family home
- Bathroom and ground floor cloakroom
- 15'8 x 14'7 lounge
- Fitted kitchen with separate dining room
- Secluded rear garden
- Single garage plus driveway providing off street parking
- In need of some modernisation
- Just over a mile from the new station at Beaulieu
- EPC - TBC

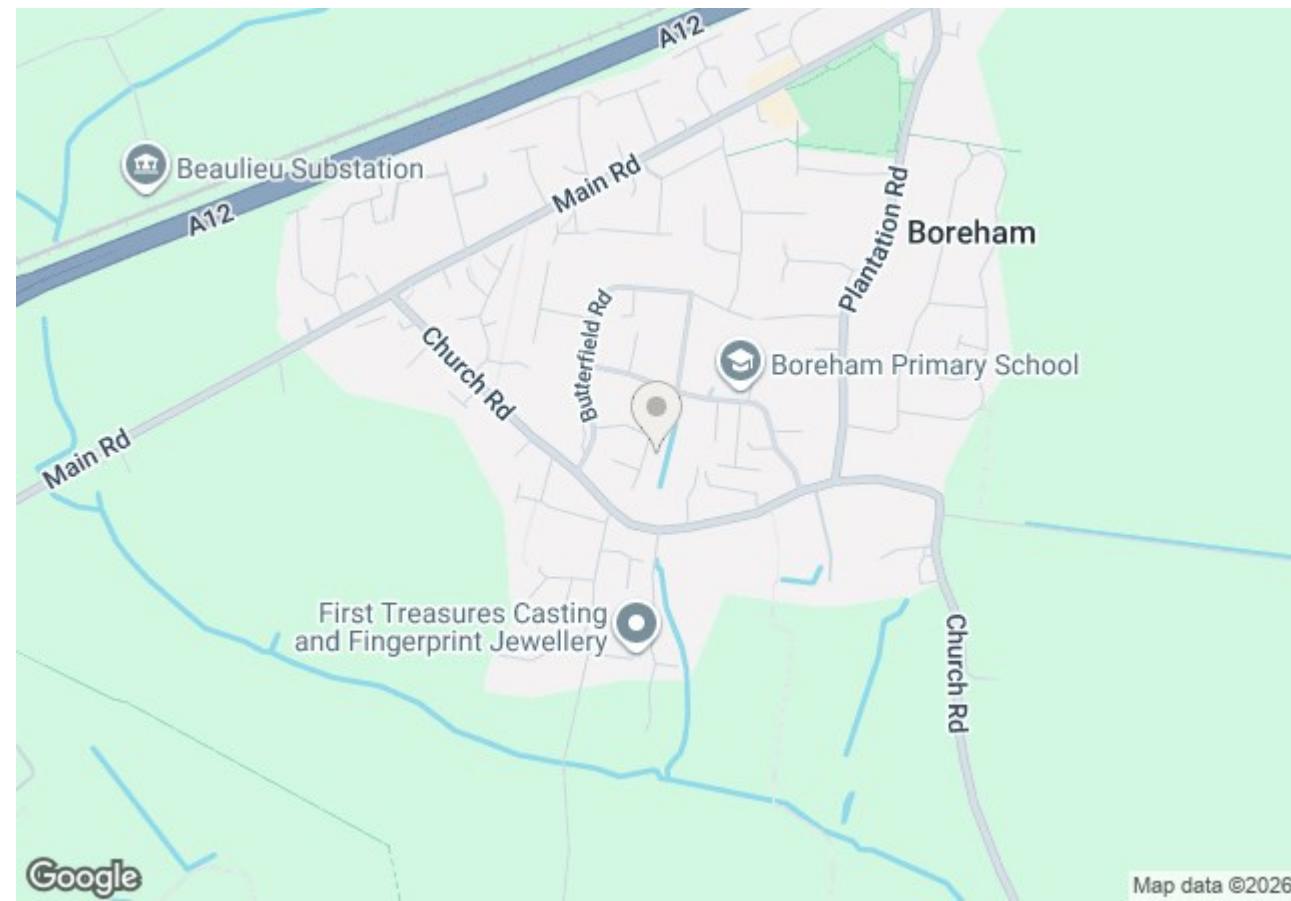
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)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

COMPLETE ONWARD CHAIN.....A four bedroom detached family home, ideally positioned within short walking distance of many village amenities including the Primary School, shops, post office, doctors and highly regarded Lion Inn. The property is also conveniently located with easy access to the A12 and Chelmsford City, with the highly anticipated new train station at Beaulieu Park, now open for passenger services, located just over a mile from the property.

The property is in need of some modernisation with the accommodation comprising four bedrooms, first floor bathroom plus ground floor cloakroom, 15'8 x 14'7 lounge, fitted kitchen with separate dining room and small rear lobby/utility area.

The property also boasts a single garage along with driveway providing off street parking for two/three cars. There is also a well maintained secluded rear garden, UPVC double glazed windows and gas central heating.

Early viewing strongly advised to avoid disappointment.



## Location.....

The property is located in the desirable village of Boreham, ideally positioned between Chelmsford City and Hatfield Peverel village.

Boreham Village offers a range of amenities and facilities including a popular village Hall, two recreation grounds, a parade of shops, hairdressers and barbers, post office, Primary School, doctor's surgery, together with several other shops including a fine butchers shop, a gun shop, pubs and the highly regarded Lion Inn.

Boreham also benefits from numerous community groups and activities for all ages.

The highly anticipated new train station at Beaulieu Park, now open for

passenger services, is also ideally located just over a mile from the property.

The village has two designated conservation areas, which include buildings of historic importance, including a 16th-century timber-framed Clockhouse, St Andrews Church, originally a small Saxon building, and several residential buildings. There is also Boreham House, a Grade I Listed mansion set in 35 acres, built from 1728 to 1733 for Benjamin Hoare and from 1931 to 1997 the House was owned by the Ford Company and used as a College.

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

### Lounge

4.80m x 4.47m (15'8" x 14'7" )

### Dining Room

3.27m x 2.41m (10'8" x 7'10" )

### Kitchen

3.17m x 2.00m (10'4" x 6'6" )

### Rear Lobby/Utility Area

### FIRST FLOOR

#### Bedroom One

3.93m x 2.60m (12'10" x 8'6" )

#### Bedroom Two

2.75m x 2.65m (9'0" x 8'8" )

#### Bedroom Three

3.37m x 1.90m (11'0" x 6'2" )

#### Bedroom Four

3.14m x 1.83m (10'3" x 6'0" )

### Family Bathroom

### Landing

### EXTERIOR

### Garage

### Rear Garden

### Driveway Providing Off Street Parking

### Viewings

Strictly by appointment only through the selling

agent Paul Mason

Associates 01245 382555.

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

### 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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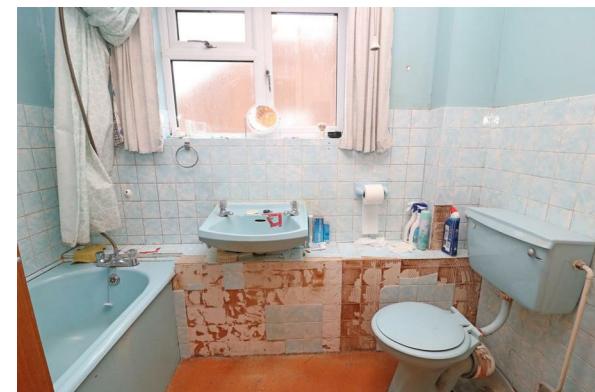
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