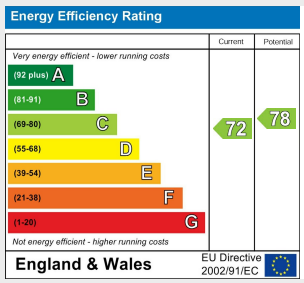
Paul Mason Associates

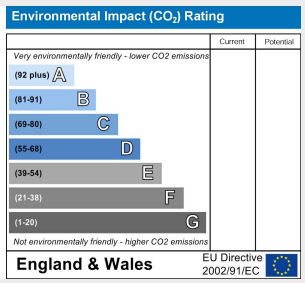


Hulton Close, Boreham, CM3 3BU

Guide Price £425,000 - £450,000

- Three-bedroom semi-detached family home situated in a quiet cul-de-sac in the heart of Boreham
- Walking distance to local shops, amenities and the primary school
- Bright open-plan lounge/diner with double doors to the rear garden
- Separate kitchen with integrated appliances and excellent storage
- Three good-sized bedrooms, with fitted storage to bedroom two
- Generous family bathroom with three-piece suite and his-and-hers sinks
- Private, well-maintained rear garden with Millboard decking covered by a pergola, insulated home office, sauna
- Insulated outbuilding with power, WiFi and seperate sauna
- Driveway parking for 2 vehicles and EV charging point
- EPC - C





GUIDE PRICE £425,000 - £450,000.....Situated in the heart of Boreham, this beautifully presented three-bedroom semi-detached home occupies a desirable position within a quiet cul-de-sac. Ideally located within walking distance of local shops, everyday amenities and the local primary school, the property offers a superb balance of convenience, space and privacy.

The home is welcomed via a spacious entrance hall with a useful storage cupboard, leading through to a bright and airy open-plan 21'5" x 13'1" lounge/diner. This impressive living space benefits from large windows, allowing plenty of natural light to flood the room, while double doors provide direct access out to the rear garden. A separate kitchen offers excellent storage, integrated appliances and a practical layout ideal for modern family living.

Upstairs, there are three well-proportioned bedrooms, with bedroom two further benefitting from fitted wardrobe/storage space. Large windows throughout the first floor continue the light and spacious feel. The family bathroom is generously sized and fitted with a three-piece suite, including a stylish his-and-hers sink arrangement.

Externally, the rear garden is a real highlight of the home. Directly outside the lounge/diner is a Millboard composite decked seating area set beneath a pergola, creating the perfect space for outdoor dining and entertaining. The garden is well maintained, enjoys a private feel and is not overlooked. A pathway leads to a shaded area at the rear, where there is a timber outbuilding currently used as a home office. Fully insulated and complete with Wi-Fi and electrics, the outbuilding also provides additional storage and includes a sauna, making it an excellent multi-purpose space.

To the front, the property offers an attractive garden with established shrubbery, driveway parking for two vehicles and an EV charging point, which will remain with the property.

INTERNAL VIEIWING IS HIGHLY ADVISED!

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 new train station at Beaulieu Park is also ideally positioned within 1 mile walking distance.

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

Kitchen
3.36m x 3.20m (11'0" x 10'5")

Lounge/Diner
6.53m x 4.00m (21'5" x 13'1")

FIRST FLOOR

Bedroom One
3.23m x 2.79m (10'7" x 9'1")

Bedroom Two
3.23m x 2.79m (10'7" x 9'1")

Bedroom Three
2.92m x 2.21m (9'6" x 7'3")

Family Bathroom
2.59m x 2.51m (8'5" x 8'2")

EXTERIOR

Rear Garden

Outbuilding with Sauna
5.62m x 3.76m (18'5" x 12'4")

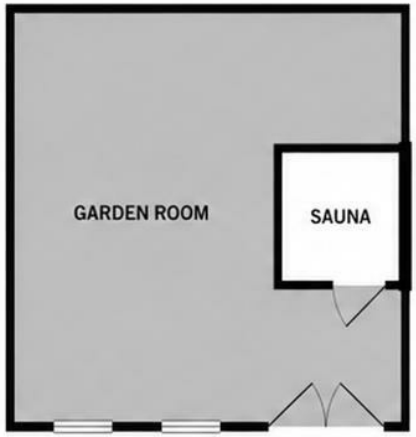
Driveway

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford

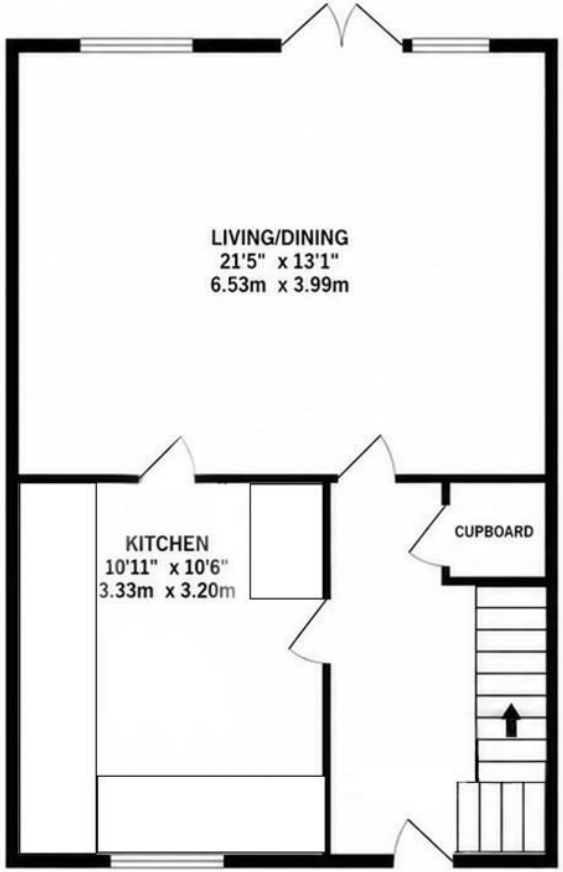
Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

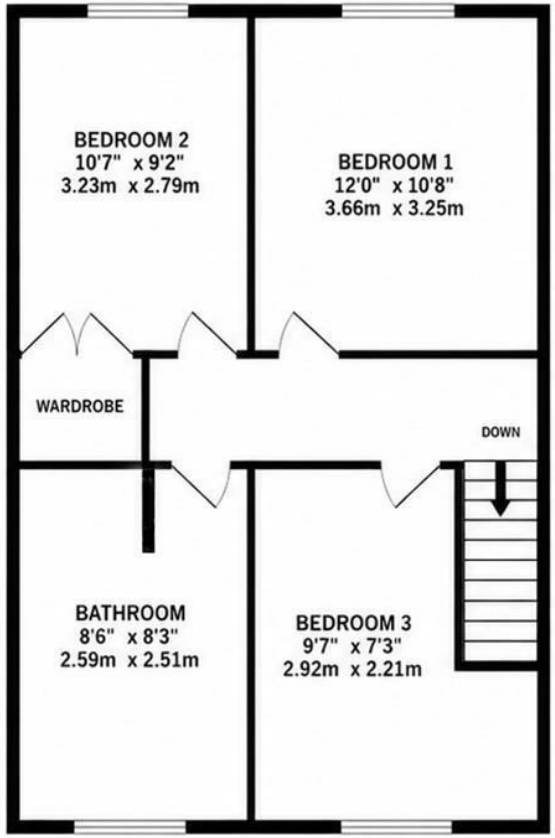
GARDEN ROOM



GROUND FLOOR



FIRST FLOOR













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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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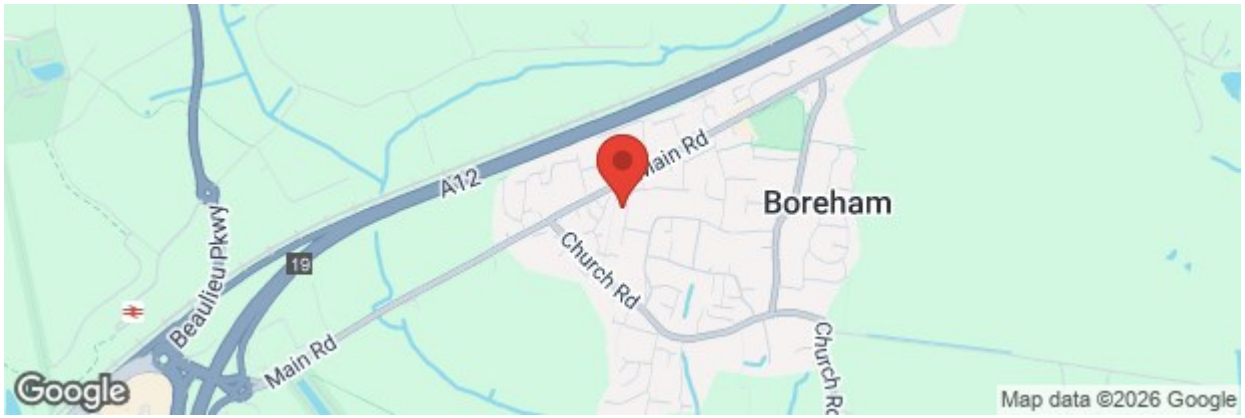












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