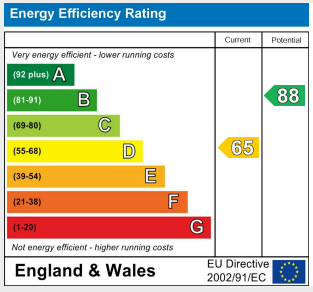
Paul Mason Associates

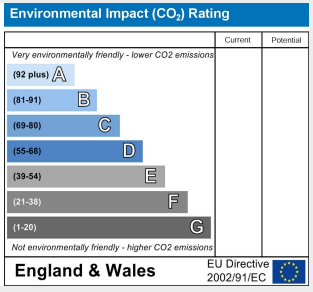


Church Green, Church Road, Boreham, Essex, CM3 3EH

Offers In Excess Of £375,000

- No onward chain
- Walking distance of many village amenities including shops, Primary School and doctors
- Two double bedrooms
- Modern shower room
- 15'10 x 13'10 lounge
- Modern kitchen with integrated appliances
- Garage located to the rear
- Secluded and well maintained South facing rear garden
- Splendid location overlooking St Andrews Church
- EPC - D





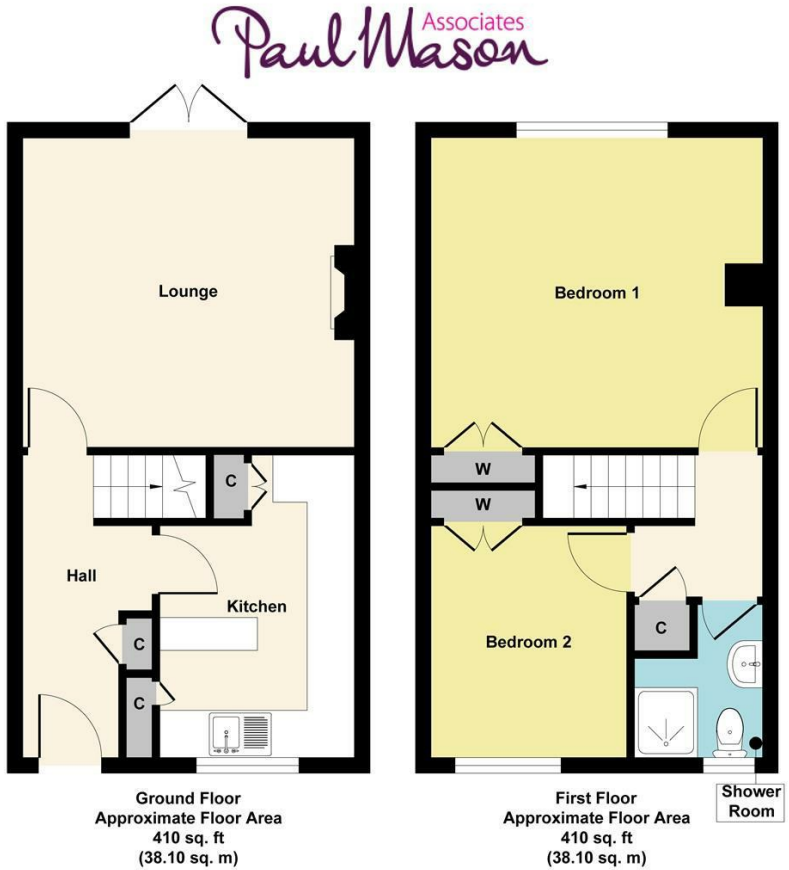
Situated in an idyllic position, with wonderful views to the front over St Andrews Church, is this splendid cottage being offered for sale with the benefit of no onward chain.

The property is ideally located within walking distance of many village amenities, shops and doctors, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre.

The new train station at Beaulieu Park is also ideally positioned just over a mile away.

The accommodation comprises two spacious double bedrooms, a modern first floor shower room, 15' x 13'10 lounge and modern kitchen/breakfast room with integrated appliances. The property also boasts a single garage to the rear with access from the secluded and well maintained south facing rear garden, gas central heating and double glazed windows.

An internal viewing is highly recommended to appreciate this splendid property, situated in a highly desirable location.



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 just over a 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.

Distances

Boreham Primary School - 0.2 miles
Boreham Co-Op & Post Office - 0.1 miles
Boreham A12 Interchange - 1 mile
Hatfield Peverel Train Station - 3 miles
Chelmsford City Centre - 5 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Laminate flooring. Central heating thermostat. Coved ceiling. Radiator. Stairs to first floor.

Kitchen

4.17m x 2.78m (13'8" x 9'1")
Double glazed window to front with fitted shutters. A range of modern units to eye and base level. Laminate roll top work surfaces incorporating butler sink unit with mixer taps. Fitted breakfast bar. Integrated dishwasher, washing machine and fridge. Space for range style cooker with extractor hood over. Inset spotlights. Part tiled walls. Laminate flooring. Built in storage cupboard and further understairs storage cupboard.

Lounge

4.58m x 4.24m (15'0" x 13'10")
Double glazed sliding patio doors to rear. Coved ceiling. Radiator. TV point.

FIRST FLOOR

Bedroom One

4.58m x 4.23m (15'0" x 13'10")
Double glazed window to rear. Radiator. Coved ceiling. Built in double wardrobe.

Bedroom Two

3.11m x 2.64m (10'2" x 8'7")
Double glazed window to front with pleasant views over St Andrews Church. Built in double wardrobe. Radiator.

Shower Room

Obscure double glazed window to front. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Tiled walls. Extractor fan. Chrome effect heated towel rail.

Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder. Access to boarded loft via pull down ladder.

EXTERIOR

Garage

Door to garden. Power and light connected.

Rear Garden

A secluded and well maintained South facing rear garden with an array of raised display flower beds. Private decked sitting area. Fencing to boundaries. Outside lighting. Door to garage.

Services

Gas central heating. Mains water supply and drainage.

Viewings

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

Important Notices

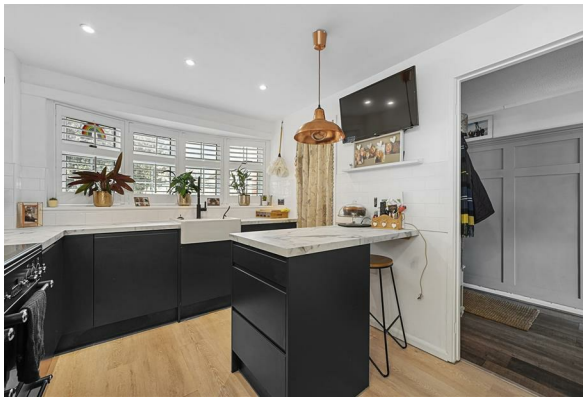
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings.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