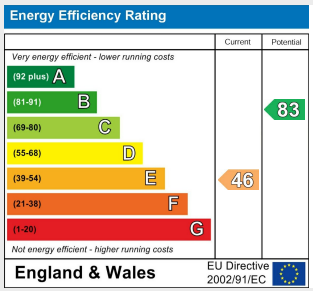
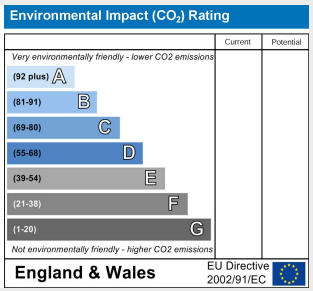
Villiers Place, Boreham, Chelmsford, CM3 3JN

Guide price £220,000

- One bedroom end terraced property
- Situated in the sought-after village of Boreham
- Within walking distance of local shops, pubs and amenities
- Private entrance opening into a comfortable lounge area
- Recently fitted kitchen with space for a washing machine
- Bright conservatory, ideal as a dining or sitting room
- Generously sized bedroom benefiting from fitted wardrobes
- First-floor three-piece bathroom suite
- Private L-shaped rear garden which is not overlooked
- EPC - E



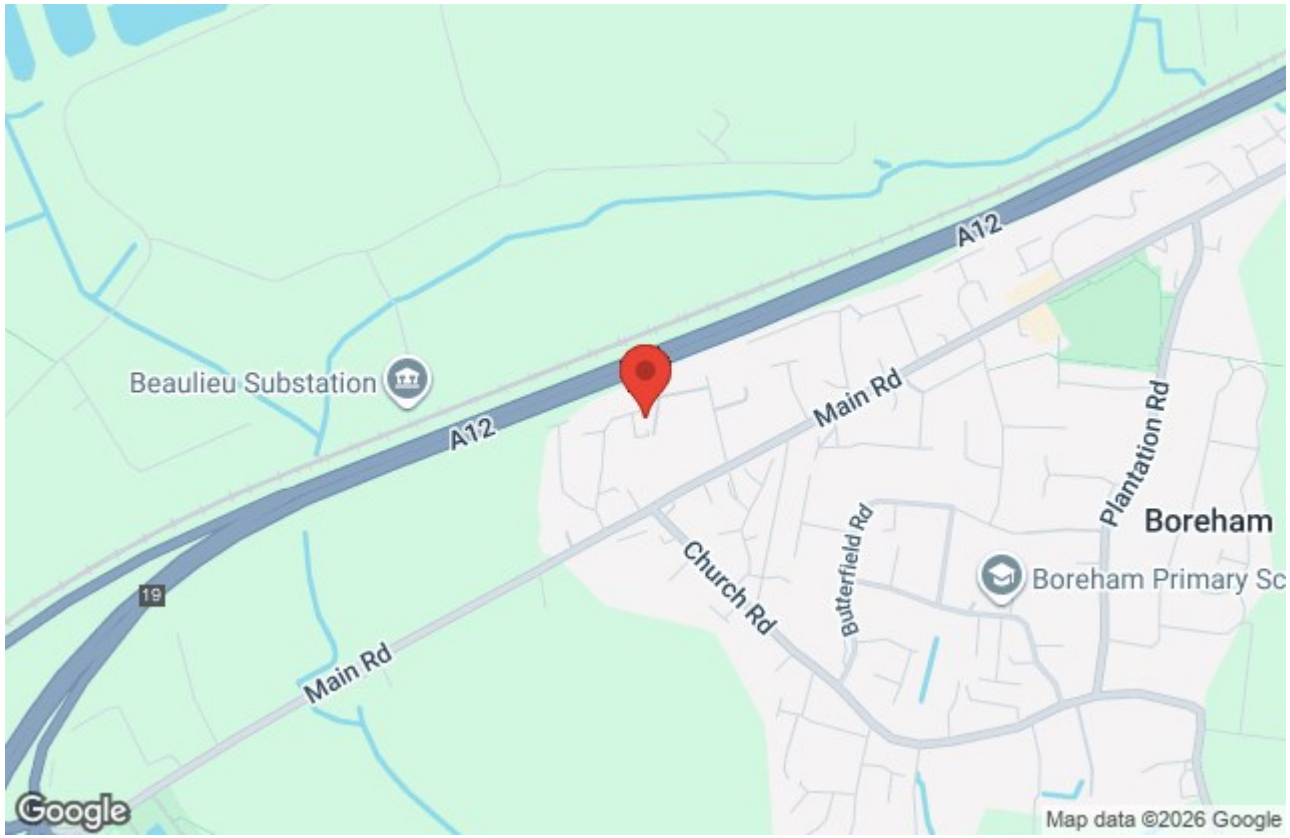


GUIDE PRICE £220,000 - £230,000.....A well-presented one-bedroom end terraced home, ideally positioned in the sought-after village of Boreham within easy walking distance of local shops, pubs and everyday amenities. This property also comes with NO ONWARD CHAIN.

The property benefits from its own private entrance, opening directly into a comfortable lounge area. This leads through to a recently fitted kitchen, offering a range of modern units and space for a washing machine. To the rear is a bright and versatile conservatory, providing an additional reception space that would work perfectly as a dining room or sitting room, with access to the garden.

Upstairs, the property offers a generously sized bedroom with fitted wardrobes, alongside a three-piece bathroom. Externally, the home enjoys a private L-shaped rear garden which is not overlooked, creating a peaceful outdoor space for relaxing and entertaining.

This appealing property would make an excellent first-time purchase, investment opportunity or ideal home for those looking to downsize in a popular village 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 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

Lounge
4.76m x 4.16m (15'7" x 13'7")

Conservatory
4.77m x 2.21m (15'7" x 7'3")

Kitchen
2.23m x 1.87m (7'3" x 6'1")

FIRST FLOOR

Landing

Bedroom
4.14m x 2.45m (13'6" x 8'0")

Bathroom
2.20m x 1.88m (7'2" x 6'2")

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric
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.

Paul Mason Associates

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