

Paul Mason Associates



Allens Close, Boreham, CM3 3DR  
Offers in the region of £650,000



- Well Presented Throughout
- Four Bedroom Detached Family Home
- Open Plan Kitchen/Dining/Family Room and separate lounge
- Bi-Folding Doors Opening To The Rear Garden
- Modern First Floor Bathroom Suite
- Ground Floor Cloakroom
- Utility Room and gym/former garage
- Landscaped Rear Garden
- Popular Village Location with views to the rear
- EPC - TBC

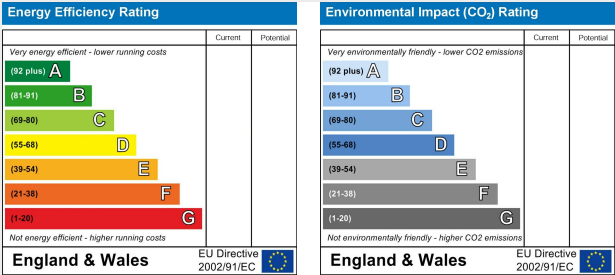
This beautifully presented four bedroom detached family home offers the perfect balance of modern living, space and comfort, thoughtfully enhanced by the current owners to create a warm and welcoming environment.

At the heart of the home is an impressive open-plan kitchen, dining and family space spanning over 10 metres in width, a bright and sociable area designed for everyday living and entertaining. Three sets of bi-folding doors open seamlessly onto the landscaped rear garden, while a striking roof lantern above the kitchen island floods the space with natural light, creating an uplifting atmosphere throughout the day.

The ground floor also features a separate lounge with a charming feature fireplace perfect for cosy nights in along with a convenient cloakroom, utility room and a versatile former garage currently used as a gym, offering flexibility for modern lifestyles. Upstairs, the property offers four well proportioned bedrooms, all thoughtfully arranged around a bright landing, alongside a stylish family bathroom.

Outside, the home enjoys attractive frontage with a double driveway parking and lawn bordered by mature planting. The rear garden has been beautifully landscaped to create a private and peaceful garden, featuring a paved patio for outdoor dining, raised flower beds and a generous lawn. Backing directly onto a recreational green, the property benefits from an open, uninterrupted outlook that enhances the sense of space and tranquillity.

Early viewing is highly recommended to fully appreciate the space, light and lifestyle this exceptional family home has to offer.



## 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 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

#### Cloakroom

#### Lounge

5.7m x 3.8m (18'8" x 12'5")

#### Kitchen/Dining/Living Room

10.1m x 5.3m > 2.9m (33'1" x 17'4" > 9'6")

#### Utility Room

3.3m x 1.6m (10'9" x 5'2")

#### Former Garage/Gym

3.3m x 2.6m (10'9" x 8'6" )

### FIRST FLOOR

#### Landing

#### Bedroom One

4.3m x 3.3m (14'1" x 10'9")

#### Bedroom Two

3.7m x 3.3m (12'1" x 10'9")

#### Bedroom Three

3.1m x 3.1m > 2.0m (10'2" x 10'2" > 6'6")

#### Bedroom Four

3.1m x 2.0m (10'2" x 6'6")

### EXTERIOR

#### Frontage

#### Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

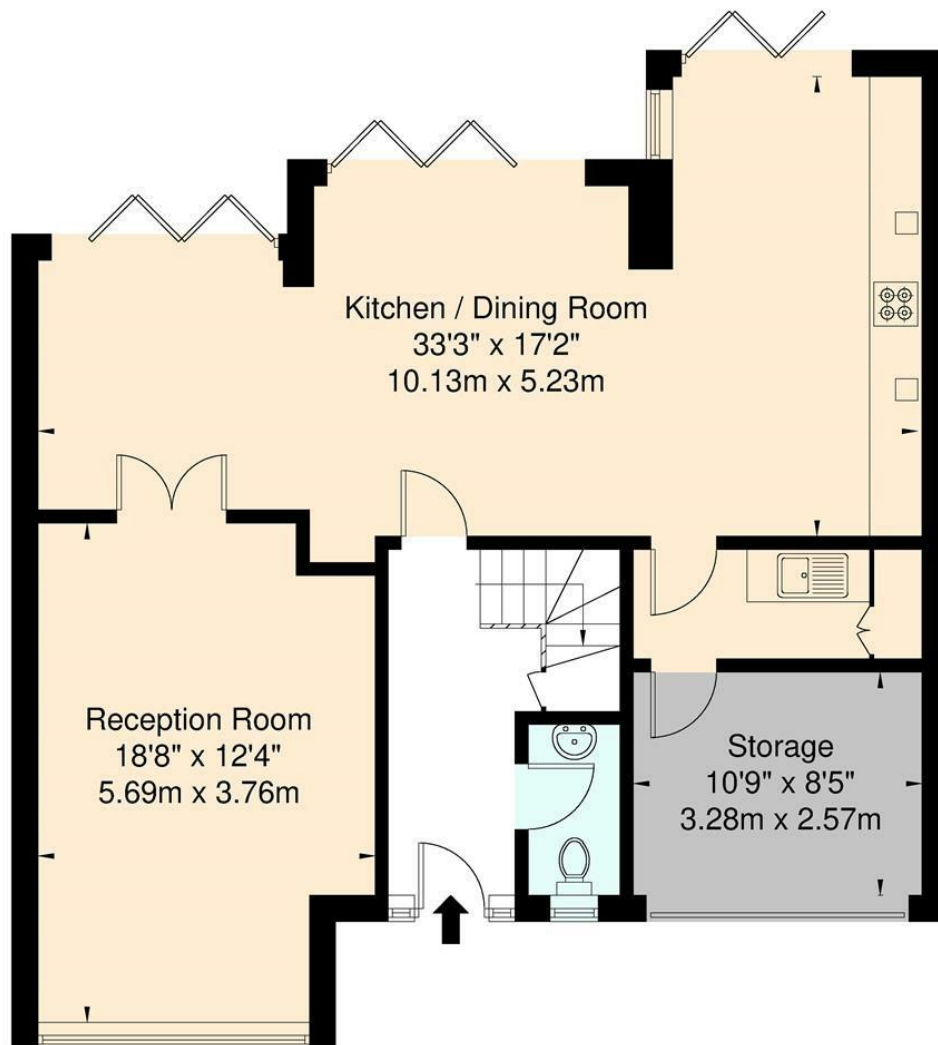
Local Authority - Chelmsford District Council

## Viewings

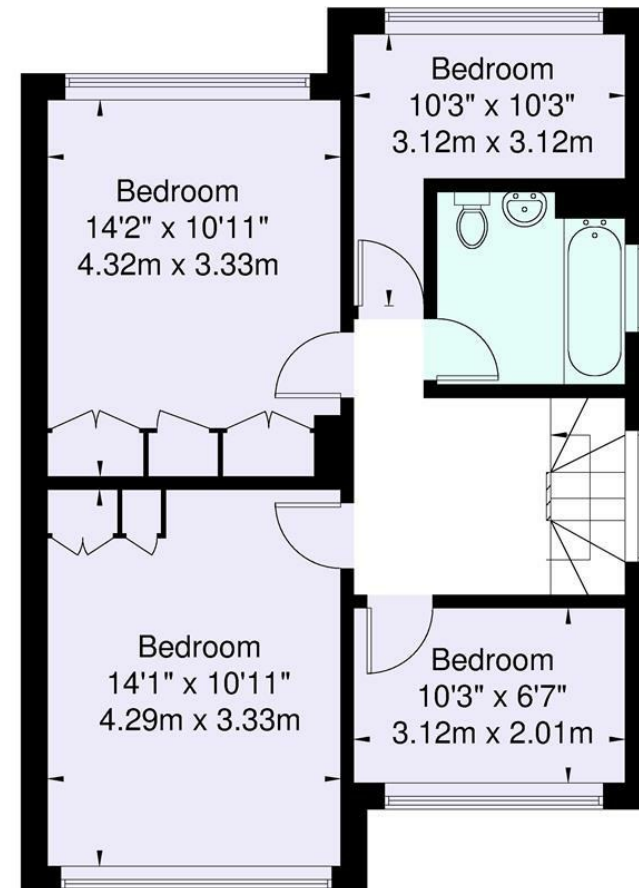
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## 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.



Ground Floor



First Floor





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