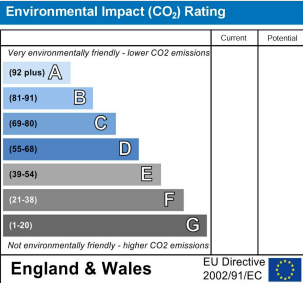
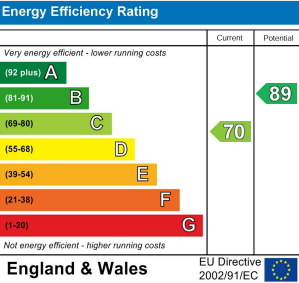


Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY
Guide Price £300,000 - £325,000

- One-bedroom semi-detached home in the popular village of Boreham
- Within walking distance of Boreham Primary School, local shops, restaurants and The Lion pub
- Renovated open-plan kitchen/dining area with integrated appliances and breakfast bar
- Good-sized lounge featuring a contemporary media wall and views over the rear garden
- Generous double bedroom with additional built-in storage
- Recently renovated three-piece family bathroom
- Private rear garden with patio seating area, artificial lawn and established shrubs
- Garage with a useful utility area and direct access from the rear garden
- Driveway providing off-road parking for one vehicle and a small front garden
- EPC - C

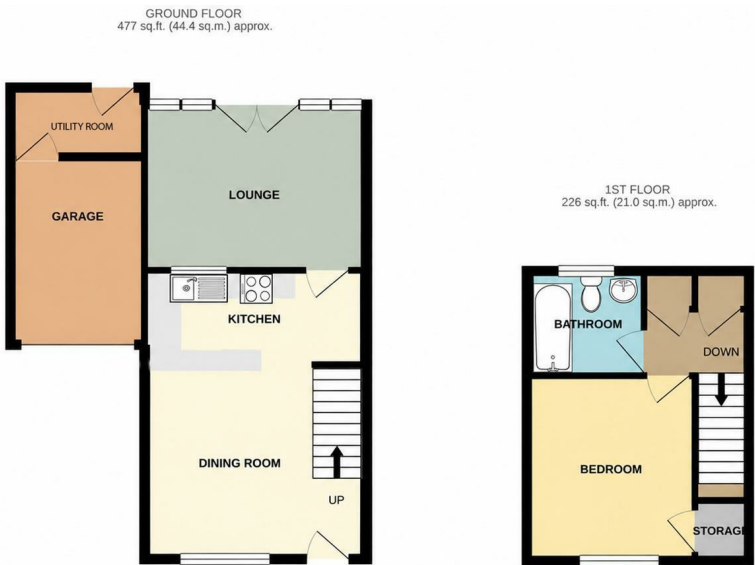


****GUIDE PRICE £300,000 - £325,000**** Situated in the popular village of Boreham, this well-presented one-bedroom semi-detached home has been improved by the current owners and offers stylish accommodation, a private rear garden, garage and driveway parking. The property is conveniently positioned within walking distance of local shops, Boreham Primary School and a selection of popular restaurants and pubs, including The Lion. This property also benefits from NO ONWARD CHAIN!

The property is entered into a renovated open-plan kitchen/dining area, fitted with a range of modern units, integrated appliances and a useful breakfast bar. From here, the accommodation flows through to a good-sized lounge, featuring a contemporary media wall and windows overlooking the rear garden. Upstairs, there is a generous double bedroom benefitting from additional storage, together with two further useful storage cupboards located on the landing. The family bathroom has also been recently renovated by the current owners and comprises a modern three-piece suite.

Outside, the rear garden offers a patio area ideal for outdoor seating, with the remainder laid to artificial lawn and surrounded by a variety of established shrubs. The garden also provides direct access into the garage, which incorporates a small utility area.

To the front of the property is a driveway providing off-road parking for one vehicle, access to the garage with a built in utility room and a small planted front garden. Overall, this would make an excellent first-time purchase, downsize or investment property in a sought-after Boreham location.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location...

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

ACCOMMODATION

GROUND FLOOR

Lounge

3.96m x 3.49m (12'11" x 11'5")

Kitchen/Dining Room

7.61m x 3.06m (24'11" x 10'0")

FIRST FLOOR

Bedroom

3.34m x 2.97m (10'11" x 9'8")

Bathroom

EXTERIOR

Utility Room

Garage

5.08m x 2.59m (16'7" x 8'5")

Rear Garden

Front Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Chelmsford

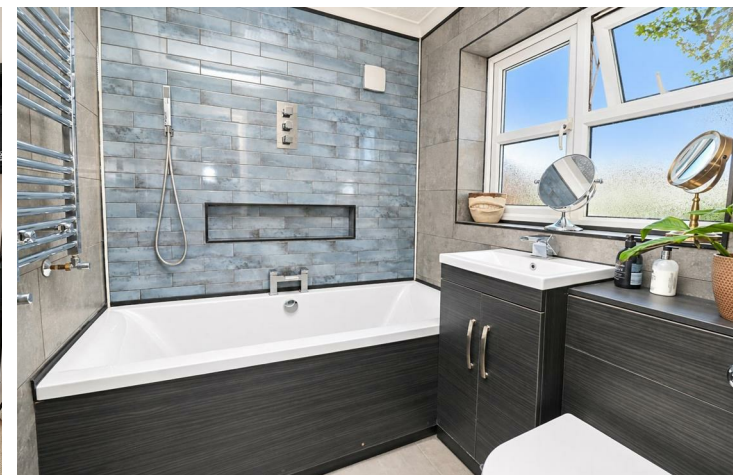
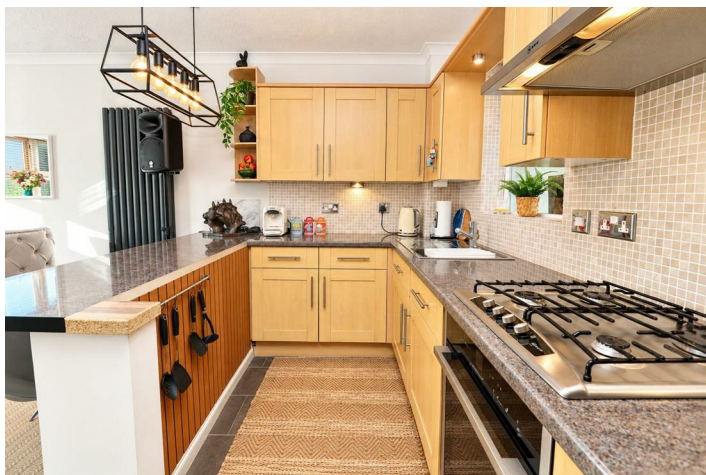
Viewings

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.



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