

Paul Mason Associates



Allens Close, Boreham, Essex, CM3 3DR
Guide price £650,000

- NO ONWARD CHAIN
- Detached Five Bedroom House
- Sought After Village Location on a Popular Road Close To Local Recreational Park
- Modern Open Plan Kitchen/Breakfast Room
- 18'6 x 12'5 Lounge & 17'10 x 11'5 Dining Room
- Separate Study, Utility Room and Bedroom Five Downstairs
- Family Bathroom and En-Suite to Master Bedroom Plus Downstairs Cloakroom
- Splendid Outbuilding/Games Room in Rear Garden
- Large Driveway With Parking for Ample Cars
- EPC - C

****NO ONWARD CHAIN****This well presented five-bedroom detached home is situated in a highly sought-after village location on a popular road, within short walking distance of the local Recreational Park and just over a mile from the new station at Beaulieu.

The property offers spacious and versatile accommodation, ideal for modern family living with the ground floor featuring a superb open-plan layout, centred around a contemporary kitchen/breakfast room. In addition, there is a separate 18'6 x 12'5 lounge and 17'10 x 11'5 dining area with a feature skylight, providing excellent spaces for both relaxation and entertaining. There is also a study which offers the perfect work-from-home solution, while a useful utility room is conveniently positioned just off the kitchen. There is also a further room currently used as a fifth bedroom, which offers flexibility to be utilised as a extra reception room if required.

Upstairs, a generous landing leads to four spacious bedrooms plus family bathroom. The principal bedroom benefits from modern fitted wardrobes plus its own en-suite shower room.

Externally, the property continues to impress with a private, non-overlooked rear garden featuring a paved patio area, lawn, allotment and a splendid outbuilding currently used as a games room—ideal for entertaining or as a hobby space. To the front, a large driveway provides ample off-road parking for multiple vehicles.

INTERNAL VIEWING IS HIGHLY ADVISED!

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Lounge

5.66m x 3.79m (18'6" x 12'5")

Dining Room

5.44m x 3.48m (17'10" x 11'5")

Kitchen/Breakfast Room

6.40m x 4.01m max (20'11" x 13'1" max)

Utility Room

2.81m x 2.08m (9'2" x 6'9")

Study

3.07m x 2.06m (10'0" x 6'9")

Bedroom Five

3.35m x 2.76m (10'11" x 9'0")

FIRST FLOOR

Bedroom One

4.28m x 3.12m + wardrobes (14'0" x 10'2" + wardrobes)

Ensuite Shower Room

Bedroom Two

3.49m x 3.36m (11'5" x 11'0")

Bedroom Three

3.14m x 3.12m (10'3" x 10'2")

Bedroom Four

3.12m x 2.09m (10'2" x 6'10")

Family Bathroom

Landing

EXTERIOR

Outbuilding/Games Room

Secluded Rear Garden

Driveway Providing Ample Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

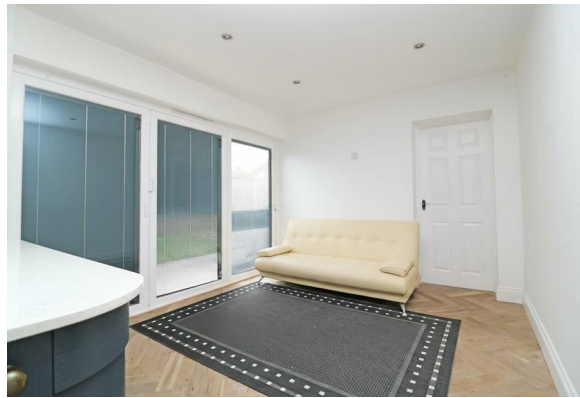
Local Authority - Chelmsford

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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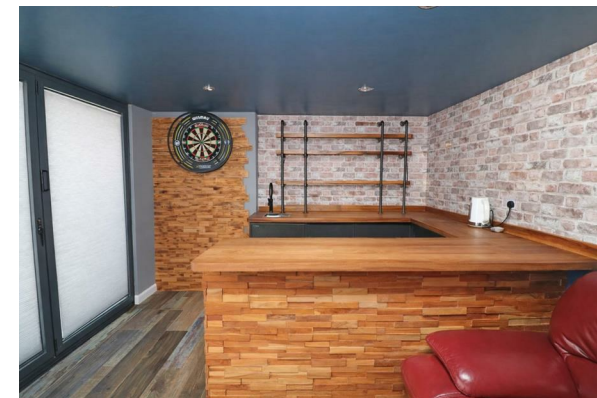
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