

Paul Mason Associates



Plantation Road, Boreham, CM3 3DZ

Guide price £450,000



- No Onward Chain
- Two Bedroom Bungalow
- Re-Fitted Kitchen
- Cloakroom & Shower Room
- Highly Sought After Location
- Spacious Accommodation Throughout
- 79' Rear Garden
- Single Garage
- Viewing Highly Recommended
- EPC - TBC

NO ONWARD CHAIN..... This well-presented two bedroom semi-detached bungalow is situated in a non-estate position in the sought after village of Boreham. The property is ideally positioned within walking distance of many village amenities, including a short walk to the popular Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The accommodation comprises an entrance hall that leads to a re-fitted kitchen which has an integrated dishwasher and space for an American fridge freezer, washing machine and tumble dryer. There is also a generous sized lounge/dining area, two good sized bedrooms, both with fitted wardrobes and a cloakroom plus a separate wet room. Externally, the bungalow is set back from the road, provides ample off street parking with the remainder laid to lawn. There is access from the front to the single garage which has an up and over door and power and light connected. To the rear, the garden is well-established and has a brick built workshop, shed and a summerhouse. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Floor Plan

Produced by Elements Property

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

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

## 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 highly anticipated new train station at Beaulieu Park, currently under construction, is also ideally located just over a mile from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

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.

The new train station at Beaulieu Park is also ideally positioned within 1 mile walking distance.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Bedroom One

4.25m x 2.95m (13'11" x 9'8")

#### Bedroom Two

3.16m x 2.74m (10'4" x 8'11")

#### Cloakroom

#### Wet Room

#### Lounge

5.00m x 3.30m (16'4" x 10'9")

## Dining Area

3.03m x 2.73m (9'11" x 8'11")

## Kitchen

2.73m x 2.50m (8'11" x 8'2")

## Exterior

### Front Garden

### Garage

### Rear Garden – Approx 79'

## Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

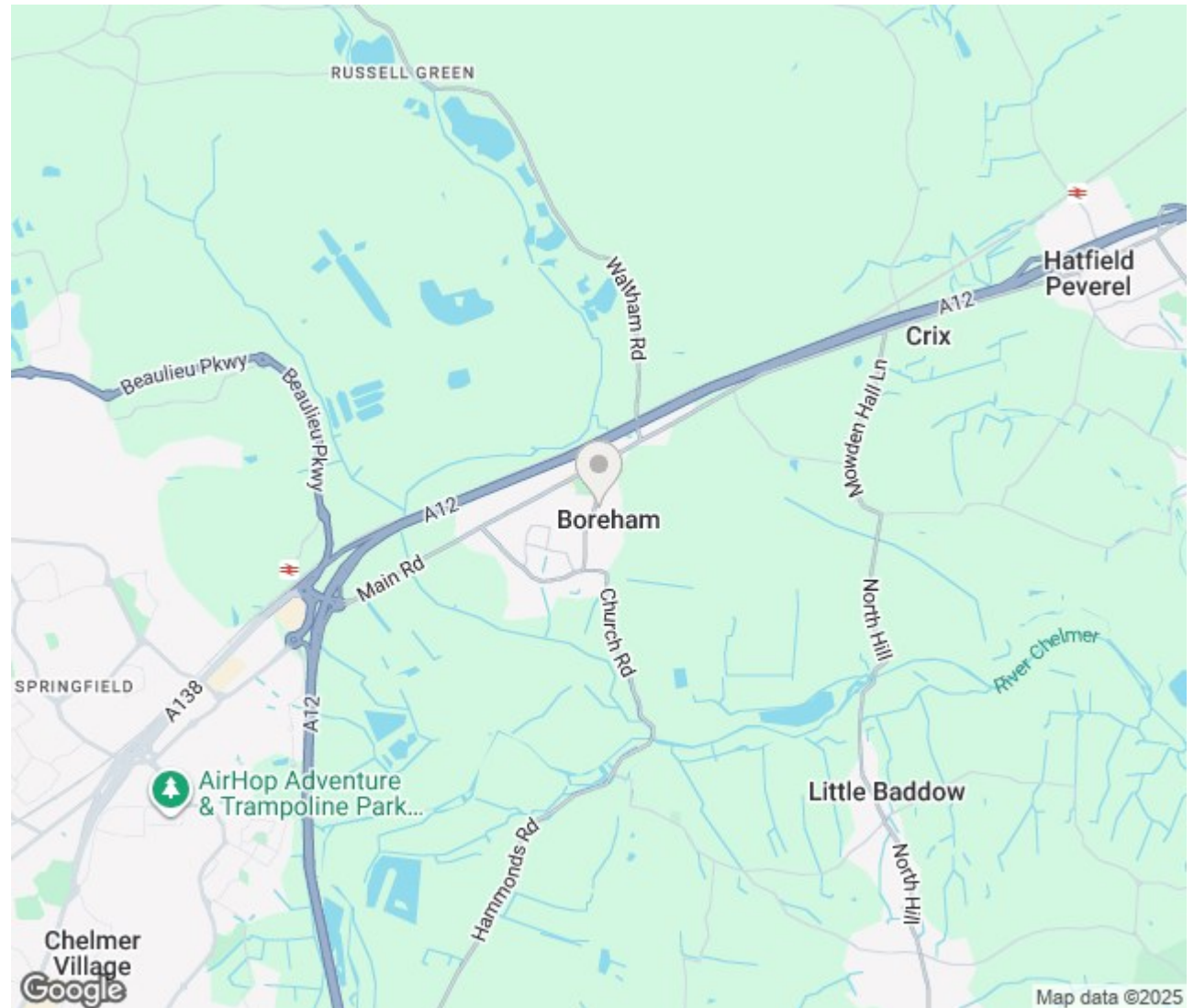
## Viewings

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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