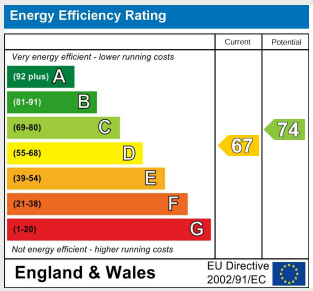
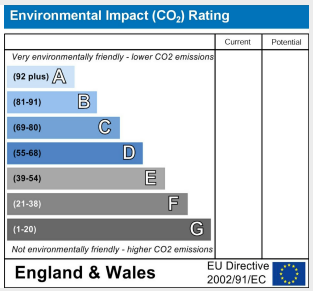
Paul Mason Associates

The Chase, Boreham, Essex, CM3 3DE

Guide price £365,000

- No onward chain
- Desirable location within short walk of the highly regarded Primary School
- Two double bedroom semi detached home
- First floor bathroom and ground floor cloakroom
- 17' x 9'10 lounge
- 17' x 17' > 8'8 kitchen/dining room
- Ample parking to front with garage located to the rear with potential useful rear access
- Approx 60' x 30' secluded and well maintained West facing rear garden
- New train station at Beaulieu ideally positioned just over 1 mile walking distance
- EPC - D





Situated in a desirable location is this well presented two double bedroom semi detached house, ideally positioned within walking distance of the local Primary School and village amenities including shops, post office, bus service and popular Lion Inn. The new train station at Beaulieu is also conveniently located within just over a 1 mile walking distance.

The property has been well maintained throughout with the accommodation to the first floor comprising a large master bedroom offering a dual aspect and extensive built in wardrobes, a further double bedroom and the family bathroom. To the ground floor there is a entrance hall leading to a splendid 17' x 9'10 dual aspect lounge with French doors leading to the garden, open plan kitchen/dining/family room, rear lobby and cloakroom/WC.

To the outside there is a large driveway providing ample off street parking, an approx 60' x 30' secluded and well maintained West facing rear garden and garage located to the rear with potential useful rear access,

The property is offered for sale with the benefit of NO ONWARD CHAIN and also boasts gas central heating and UPVC double glazed windows and doors.

An internal viewing is highly recommended.

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

Lounge
5.19m x 3.00m (17'0" x 9'10")

Kitchen/Dining Room
5.19m x 5.19m>2.66m (17'0" x 17'0">8'8")

Rear Lobby

Cloakroom

FIRST FLOOR

Bedroom One
5.19m x 2.44m + wardrobes (17'0" x 8'0" + wardrobes)

Bedroom Two
3.36m x 2.69m (11'0" x 8'9")

Bathroom

Landing

EXTERIOR

Garage

Rear Garden

Off Street 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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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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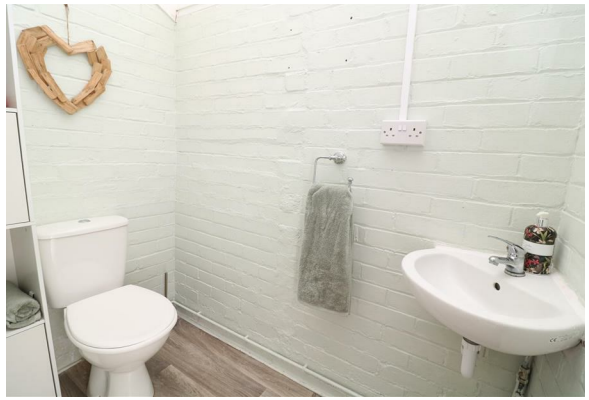

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