

Paul Mason Associates



St. Andrews Road, Boreham, Essex, CM3 3BY

Guide price £475,000

- Complete onward chain
- Highly sought after location
- Short walk to Boreham Primary School and amenities and just over a mile from the new station at Beaulieu
- Three bedroom detached family home
- Large first floor shower room plus ground floor cloakroom
- Lounge, dining room and conservatory
- Modern high gloss fitted kitchen
- Secluded and well maintained rear garden
- Garage plus large driveway providing ample parking
- EPC - D

Offered for sale with a short complete onward chain, is this extremely popular detached family home, ideally situated in a highly sought after location, within walking distance of the local Primary School, Recreational Park and many village amenities.

The property is also conveniently positioned just over a mile from the new station at Beaulieu while also offering easy access to the A12, Hatfield Peverel train station and Chelmsford City Centre.

The property offers spacious and well presented accommodation throughout including three good size bedrooms, modern shower room to the first floor, ground floor cloakroom, 16'7 x 10'4 lounge, separate dining room and conservatory and high gloss fitted kitchen.

Further features include a good size, well maintained and secluded rear garden, single garage plus driveway providing ample off street parking, gas central heating and UPVC double glazed windows.

VIEWING STRONGLY ADVISED.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      | 68        |
| (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 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

Entrance Porch

Reception Hall  
3.56m x 2.34m max (11'8" x 7'8" max)

Cloakroom

Lounge  
5.07m x 3.17m (16'7" x 10'4" )

Dining Room  
3.47m x 2.89m (11'4" x 9'5")

Conservatory  
3.20m x 2.70m (10'5" x 8'10" )

Kitchen  
3.30m x 2.85m (10'9" x 9'4" )

Side Access/Utility Area

FIRST FLOOR

Bedroom One  
3.90m x 2.61m + wardrobes (12'9" x 8'6" + wardrobes)

Bedroom Two  
3.55m + wardrobes x 2.86m (11'7" + wardrobes x 9'4" )

Bedroom Three  
2.89m x 2.06m + wardrobes (9'5" x 6'9" + wardrobes)

Shower Room

Landing

EXTERIOR

Garage  
5.78m x 2.50m (18'11" x 8'2" )

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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