HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Main Road

Freehold
Tax Band: F

Boreham, Chelmsford, CM3 3AJ

Guide Price £450,000

5 2 3 D

Offered with NO ONWARD CHAIN and boasting THREE reception rooms inc. 27' family room, 20' lounge with Inglenook fireplace & 26' dining room plus TWO KITCHENS and five DOUBLE bedrooms is this extensive CHARACTERFUL THATCHED COTTAGE. Benefiting from an UNOVERLOOKED plot with rear courtyard garden, plenty of POTENTIAL TO REDEVELOP OR EXTEND (STPP) and gated driveway parking for multiple vehicles. Offering VERSATILE living space throughout and ideally set in a sought after SEMI-RURAL location, close to A12 and with convenient access to Beaulieu Station (2.7m) and Chelmsford City Centre (5m). Historically used as a restaurant/cafe. Call Hamilton Piers, Boreham's local property experts, to view!







Main Road, Boreham, Chelmsford, CM3 3AJ

The accomoodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:
Part-glazed secure main entry door into small lobby area with access to lounge and dining room.

LOUNGE:
20'5 x 14'5 (6.22m x 4.39m)
Glazed windows to front and rear aspects, stairs to first floor, Inglenook fireplace with exposed brick surround, two radiators, exposed beams.

CONSERVATORY:
23'4 x 8'9 (7.11m x 2.67m)
Part brick and part UPVC construction with sloping polycarbonate roof. Double doors to rear courtyard.

KITCHEN / DINER:
17'8 x 9'6 (5.38m x 2.90m)
Glazed window to side aspect, matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Ringmaster cooker, gas hob with extractor over, integrated fridge and dishwasher, radiator. Opening to breakfast area with access into utility room with link to master bedroom and shower room.

UTILITY ROOM:
6'4 x 4'4 (1.93m x 1.32m)
Glazed window to side aspect, space for washing machine and tumble dryer, wall-mounted boiler.

SHOWER ROOM:
9'2 x 5'9 (2.79m x 1.75m)
Two glazed windows to side aspect, walk-in double shower, low level WC, bidet, vanity wash hand basin, heated towel rail.

BEDROOM ONE:
13'6 x 10'1 (4.11m x 3.07m)
Glazed windows to side aspect, radiator.

DINING ROOM:
26'3 x 14'3 (8.00m x 4.34m)
Three glazed windows to front aspects, bar area with built-in storage cupboard, fireplace with exposed brick surround, radiators. Double doors to conservatory and opening to rear lobby.

REAR LOBBY:
Linked from dining room into family room with access door to utility/second kitchen, exposed beams.

BATHROOM:
Opaque glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

SECOND KITCHEN / UTILITY ROOM:
17'2 x 6'7 (5.23m x 2.01m)
Glazed windows to front and side aspects, fitted base units with roll top work surfaces incorporating twin bowl sinks with central mixer tap, space for fridge/freezer and appliances, wall-mounted boiler. Opening to small lobby area with part-glazed door to side aspect.

FAMILY ROOM:
27'8 x 12'00 (8.43m x 3.66m)
Glazed windows to front and side aspects, electric fireplace with surround, radiators, exposed beams. Door to side aspect.

BEDROOM TWO:
27'8 x 7'9 (8.43m x 2.36m)
Glazed windows to front, side and rear aspects, radiator, door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

BEDROOM THREE:
12'9 x 12'3 (3.89m x 3.73m)
Glazed window to rear aspect, vaulted ceiling.

BEDROOM FOUR:
12'5 x 11'9 (3.78m x 3.58m)
Glazed window to rear aspect, built-in cupboard, vaulted ceiling.

BEDROOM FIVE:
12'2 x 9'9 (3.71m x 2.97m)
Glazed window to rear aspect, vaulted ceiling.

EXTERIOR:

REAR COURTYARD:
Private and unoverlooked low-maintenance rear courtyard area.

GATED DRIVEWAY & PARKING:
Gated driveway with parking for multiple vehicles.

AGENTS NOTES:
Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.







At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.