

Paul Mason Associates



Claypits Road, Boreham, Essex, CM3 3BZ

Guide Price £525,000 - £550,000

- Extended and Fully Refurbished Throughout
- NO ONWARD CHAIN
- New Boiler & Radiator - Replaced Fuse Board - New Flooring Throughout
- Re-Fitted Kitchen With Integrated Appliances - Splendid Open Plan Kitchen/Dining/Sitting Room
- Separate Lounge
- Three Good Size Bedrooms
- Re-Fitted Four Piece Family Bathroom Suite
- Driveway Providing Off-Road Parking
- Single Garage
- New train station at Beaulieu ideally positioned within just over 1 mile walking distance
- EPC - D

****Guide Price £525,000 - £550,000** ** No Onward Chain **** This fully refurbished three bedroom semi-detached home is located in the popular village of Boreham. The accommodation benefits from a rear extension with a feature roof lantern and brand new kitchen with fitted appliances.

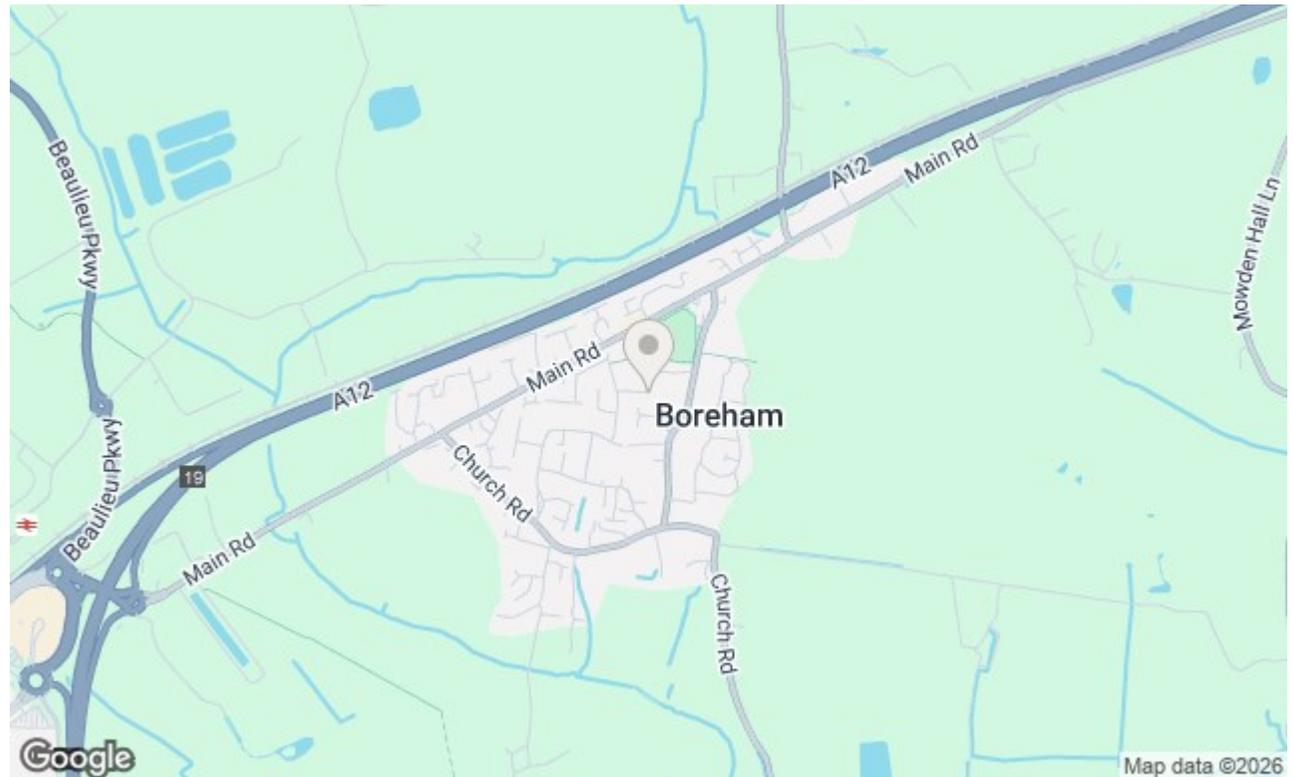
To the ground floor, the property commences with a large open plan re-fitted kitchen/dining/sitting room measuring 23'11" x 20'4" with dual aspect sliding patio doors opening to the rear garden, making the space ideal for entertaining guests or relaxing with the family. The ground floor also benefits from a separate lounge with a feature fireplace. To the first floor, the landing provides access to the three good size bedrooms and the modern re-fitted four piece bathroom suite which includes a free standing roll top bath.

The property also benefits from a new heating system with replaced boiler and radiators, and also a new fuse board and new flooring throughout.

Externally, the property is set back from the road with a paved driveway leading to the garage, providing off road parking for numerous vehicles. There is access to the rear garden via the side gate which is mostly laid to lawn with a decked seating area. The garage can also be accessed from the garden via the pedestrian door.

The property is 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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | 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 |
| | | 84 | |
| | | 65 | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | 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 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 just over 1 mile walking distance.

ACCOMMODATION

GROUND FLOOR

Kitchen/Dining/Sitting Room
7.3m x 6.2m (23'11" x 20'4")

Lounge
4.7m x 3.2m (15'5" x 10'5")

FIRST FLOOR

Landing

Bathroom

Bedroom One
4.1m x 2.7m (13'5" x 8'10")

Bedroom Two
3.6m x 3.0m (11'9" x 9'10")

Bedroom Three
2.8m x 2.2m (9'2" x 7'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating (New Boiler and Radiators)

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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