





9' 6" 17 x 11' 5" 79 ( 2.90m 17 x 3.48m 79 )

**Bedroom 2**

9' 10" 11 x 9' 2" 23 ( 3.00m 11 x 2.79m 23 )

**Bedroom3**

6' 6" 74 x 6' 6" 74 ( 1.98m 74 x 1.98m 74 )

**Cabin**

9' 10" 11 x 8' 2" 42 ( 3.00m 11 x 2.49m 42 )



### Property Description

Connells is proud to bring to the market this exquisite 3-bedroom, 2-bathroom detached family home. Situated in the highly sought after locale of Boreham it is strategically positioned near the soon-to-be Beaulieu Park Station.

The property features an open plan kitchen/diner ideal for entertaining, complete with a range of wall and base units, worktop, breakfast bar/island and an integrated dishwasher, hob and oven.

The property also has the added benefit of a shower room with w/c and wash hand basin on the ground floor, as well as a convenient utility area. The first floor comprises of 3 bedrooms, a family bathroom with bedroom one coming complete with mirrored wardrobes.

Externally, the property offers ample driveway space and the rear garden offers a delightful and versatile timber frame weather boarded cabin with concrete base, laminate flooring, lighting and heating. The property is within walking distance to shops, restaurants and local amenities as well as being conveniently located just a stone's throw away from the upcoming Beaulieu Park Station which will offer trains into London Liverpool Street.

### Kitchen

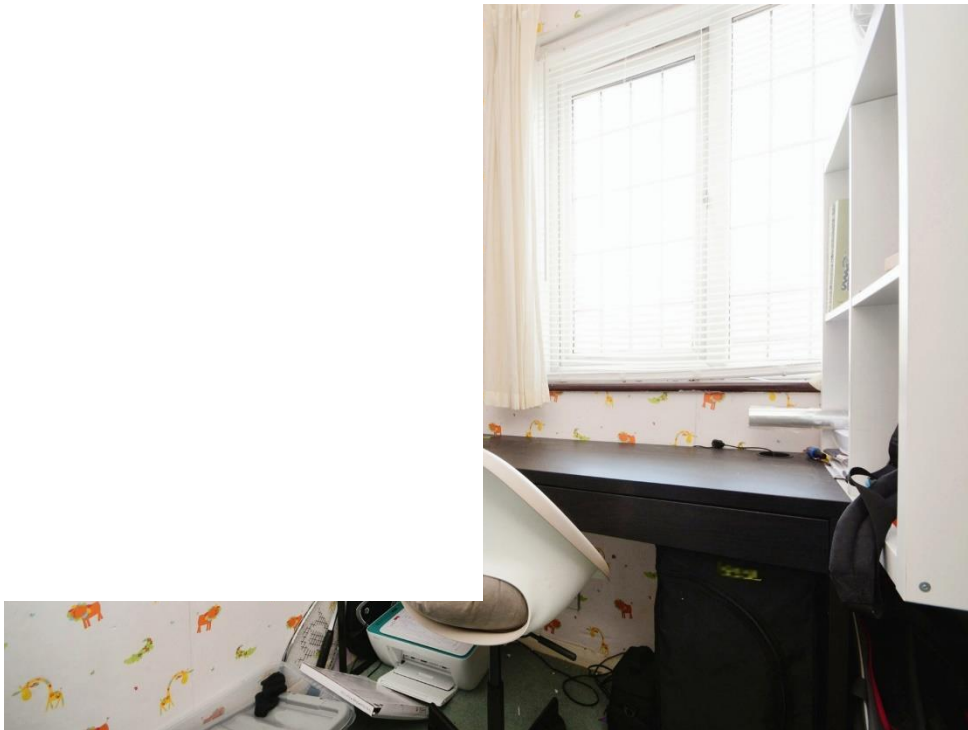
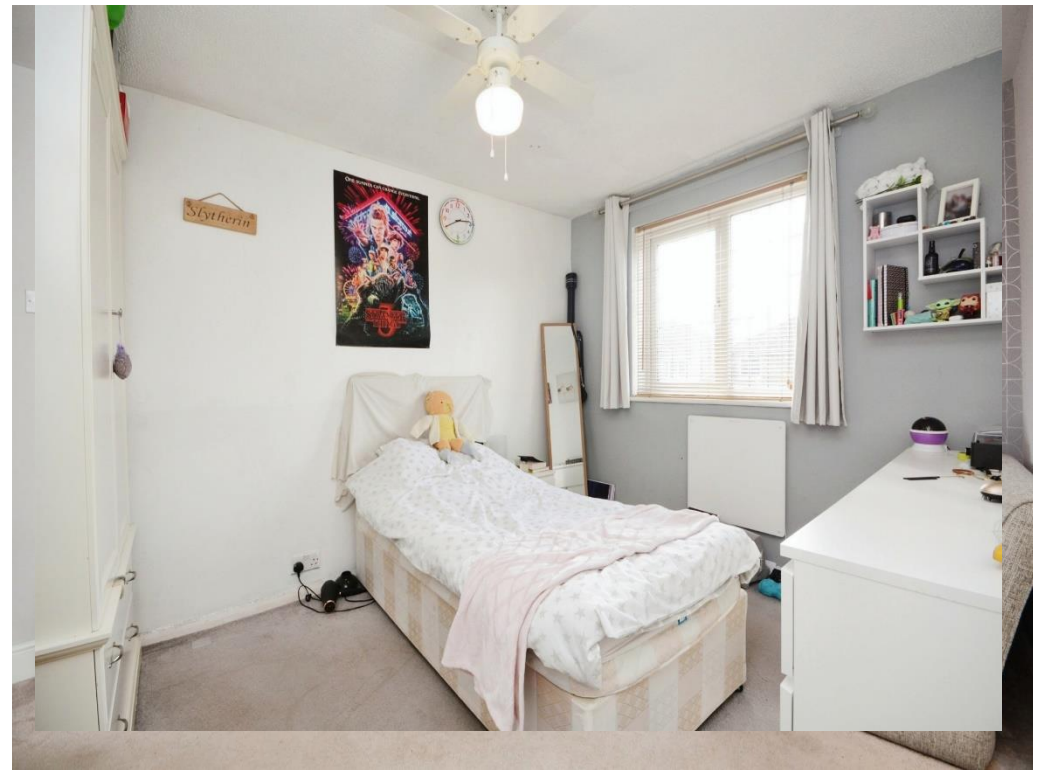
16' 4" 85 x 12' 9" 54 ( 4.98m 85 x 3.89m 54 )

### Lounge

13' 1" 48 x 10' 9" 92 ( 3.99m 48 x 3.28m 92 )

### Bedroom 1

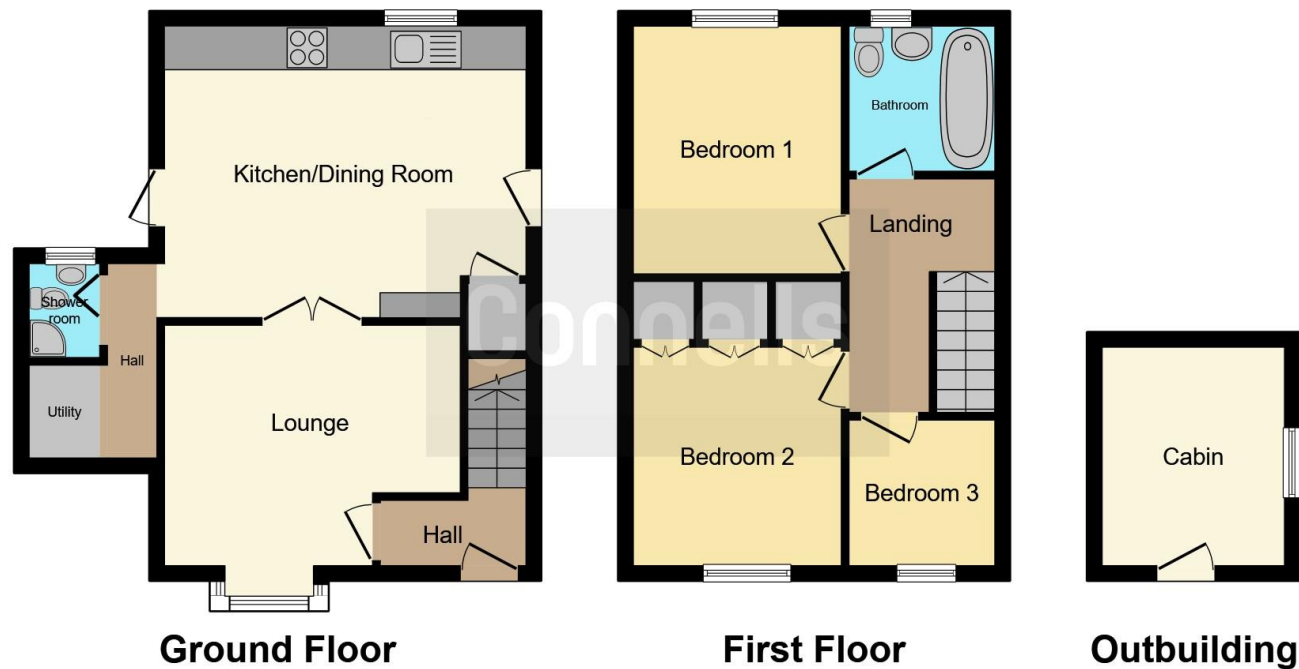












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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EPC Rating: E    Council Tax  
Band: D



Tenure: Freehold

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