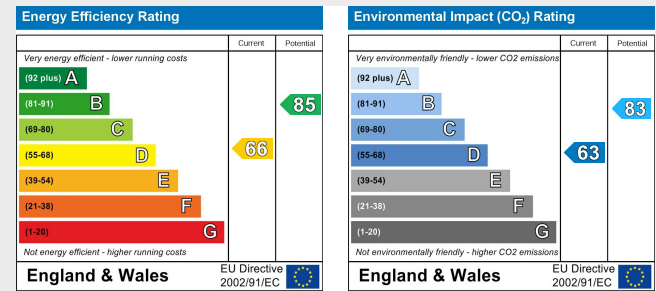


Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY  
Offers In Excess of £425,000

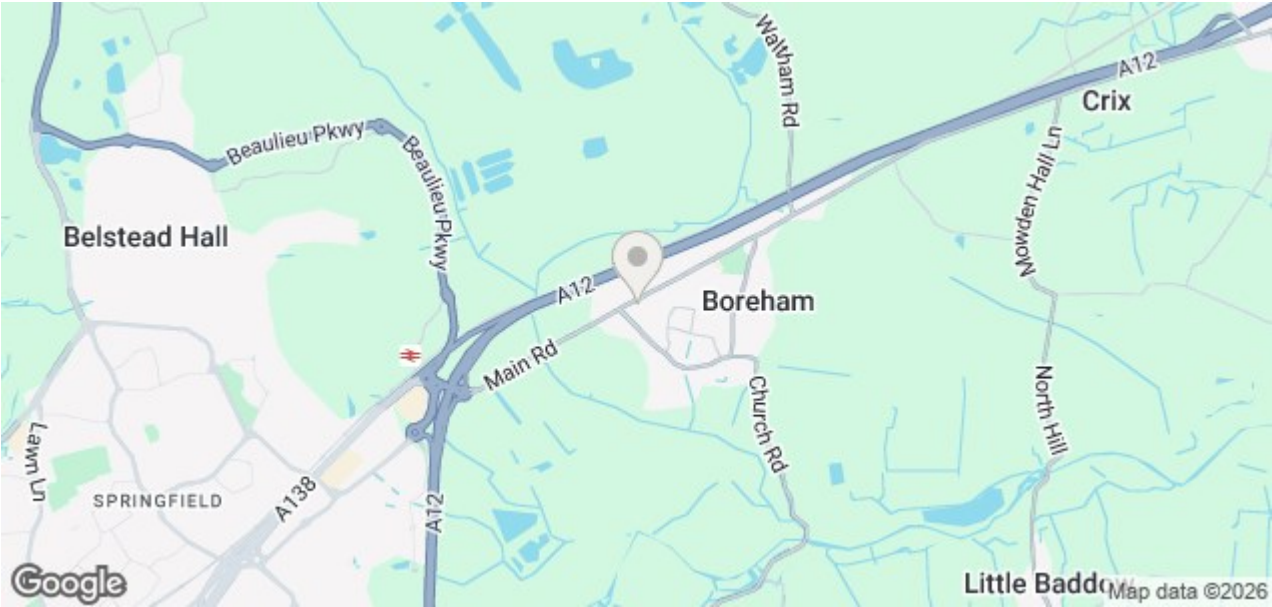
- Detached Three Bedroom House
- Open Plan Living Room/Dining Room
- Garden Room with Access to Rear Garden
- Galley-Style Kitchen with Integrated Appliances
- Family Bathroom and Downstairs Cloakroom
- Two Double Bedrooms
- Third Bedroom being Used as a Home Office
- Non-Overlooked, Low Maintenance Rear Garden
- Parking for Numerous Vehicles on Driveway
- EPC - D



Located in the sought-after village of Boreham, this well-presented three-bedroom detached home, overlooking a small green to the front, offers comfortable and versatile living space, ideal for modern family life. The ground floor features a spacious open plan lounge/dining room with sliding doors opening into a bright garden room, providing a seamless connection to the rear garden. The galley-style kitchen is well equipped with integrated appliances, complemented by a convenient ground floor WC.

Upstairs, the property offers three bedrooms comprising two generous doubles, with the principal bedroom benefiting from fitted wardrobes, while the third bedroom is currently utilised as a home office. A modern three-piece family bathroom completes the first floor.

Externally, the private rear garden is not overlooked and has been thoughtfully designed for low maintenance, featuring a patio area ideal for entertaining, a seating area, and artificial lawn. The property is ideally positioned close to local shops and the popular Lion Inn, with excellent transport links to Chelmsford and London, including the recently opened Beaulieu Station.



Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street - 3  
miles  
London Stansted Airport - 26 miles  
A12 - 0.8 miles  
Beaulieu Park Station - 1.3 miles  
(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Living Room/Dining  
Room

7.26m x 3.87m (23'9" x 12'8")

Garden Room

2.13m x 2.35m (6'11" x 7'8")

Kitchen

2.82m x 2.39m (9'3" x 7'10")

FIRST FLOOR

Landing

Built-in airing cupboard housing  
hot water cylinder and immersion.  
Access to part boarded loft space  
via pull down ladder. Stairs to  
ground floor, window to side.

Bedroom One

3.04m x 2.90m (9'11" x 9'6" )

Bedroom Two

3.46m x 2.41m (11'4" x 7'10")

Bedroom Three

2.60m x 2.37m (8'6" x 7'9")

Bathroom

EXTERIOR

Front Garden

Single Garage

5.29m x 2.68m (17'4" x 8'9")

Rear garden

Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority - Chelmsford

Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 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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