

Paul Mason Associates



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

Guide Price £350,000 - £375,000

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- Three-bedroom terraced property situated on the sought-after St Andrews Road
- Convenient village location within walking distance of local amenities and Boreham Primary School
- Welcoming open entrance hall flowing into the lounge with a burglar alarm system.
- Spacious kitchen/diner with integrated appliances, space for a fridge/freezer and sliding doors opening onto the rear garden
- Three good-sized bedrooms, with built-in wardrobes/storage to the principal bedroom
- Fitted wardrobe to bedroom two and storage cupboard to bedroom three
- Well-maintained, low-maintenance rear garden with patio area and artificial lawn
- Driveway parking for two vehicles
- Detached garage further down the road with an additional parking space outside
- EPC - TBC

Situated on the sought-after St Andrews Road, this three-bedroom terraced property offers spacious and well-presented accommodation in a convenient village location. The property is ideally positioned within walking distance of local village amenities and Boreham Primary School, making it a great choice for families. There are also bus links into Chelmsford and towards the new Beaulieu Park station, providing excellent connections for commuters.

Upon entering, the property welcomes you into an open entrance hall, which flows nicely into the lounge. The lounge offers a comfortable living space, with useful storage running along the rear wall. The kitchen/diner is spacious and well equipped, featuring a range of integrated appliances throughout, along with space for a fridge/freezer. Sliding doors open directly out to the rear garden, creating a bright and practical space for everyday living and entertaining.

Upstairs, there are three good-sized bedrooms. The principal bedroom benefits from a built-in wardrobe and additional storage around the bed, while bedroom two also features a fitted wardrobe. Bedroom three further benefits from a storage cupboard, making excellent use of the available space.

Externally, the rear garden has been well maintained and designed to be low maintenance, with a patio area and an area of artificial lawn. A large shed at the rear provides additional storage, and there is also a rear access gate.

To the front of the property, there is driveway parking for two vehicles. The property also benefits from a detached garage further down the road, with an additional parking space outside and a burglar alarm system, which will remain with the property..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

St Andrews Road, Boreham, CM3 3BY
 Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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 1 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

GROUND FLOOR

Entrance Hall

Lounge

4.76m x 3.79m (15'7" x 12'5")

Kitchen/Diner

4.84m x 2.55m (15'10" x 8'4")

FIRST FLOOR

Bedroom One

3.97m x 2.38m (13'0" x 7'9")

Bedroom Two

3.07m x 2.33m (10'0" x 7'7")

Bedroom Three

3.04m x 2.04m (9'11" x 6'8")

Family Bathroom

2.44m x 1.86m (8'0" x 6'1")

Property Services

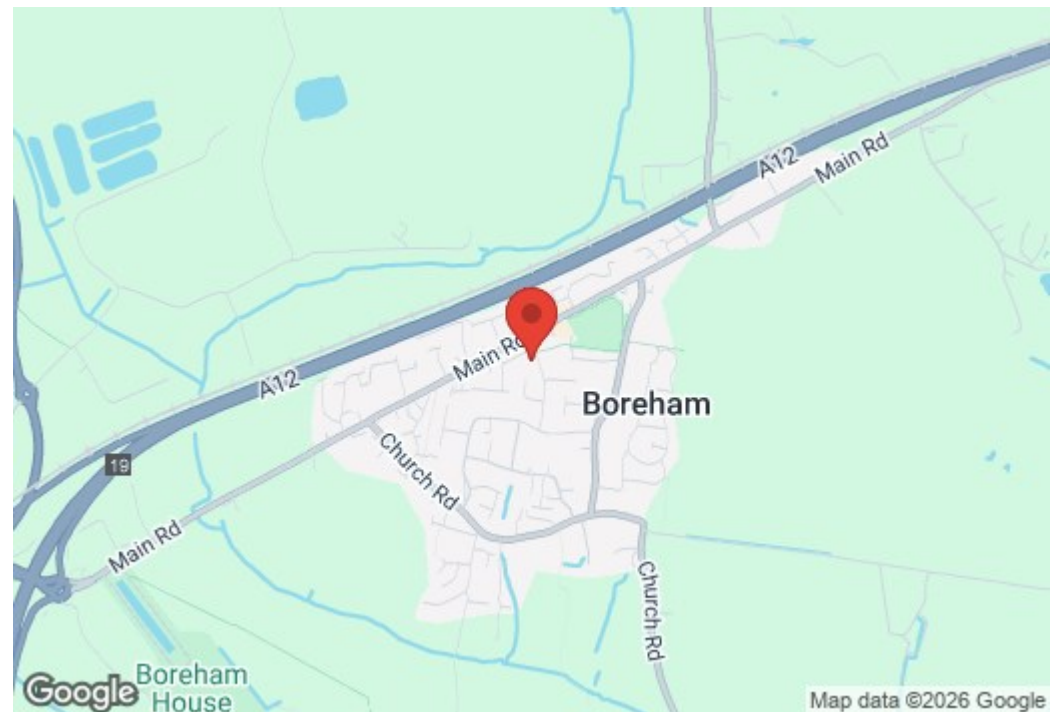
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 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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