

Paul Mason Associates



Sussex Close, Boreham, Essex, CM3 3ED
Guide Price £550,000 - £575,000

- Highly sought after cul-de-sac location
- Within walking distance of the village amenities, Primary School and local Recreational Park
- Well presented four bedroom detached family home
- Modern first floor bathroom and ground floor cloakroom
- Ample ground floor space with three reception rooms
- 15'7 x 10'3 kitchen/breakfast room
- Secluded and well maintained south facing rear garden with large paved patio area ideal for entertaining
- Block paved driveway providing ample off street parking
- Approx 2 miles from the new Beaulieu Park Station
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price £550,000-£575,000.....NO ONWARD CHAIN.....Situatied in a highly sought after cul-de-sac, within walking distance of the village amenities, Recreational Park and highly regarded Primary School, is this spacious and well presented four bedroom detached family home.

The property has been well maintained by the present sellers and offers ideal space for the growing family. To the ground floor the property boasts an entrance porch leading through to a reception hall, 16' x 11'5 lounge with separate dining room, useful third reception room ideal as a playroom/study or similar, 15'7 x 10'3 kitchen/breakfast room and cloakroom/WC.

To the first floor there is an impressive part galleried landing leading to three large double bedrooms plus further single bedroom. There is also a modern family bathroom.

The outside boasts a secluded and low maintenance south facing rear garden incorporating a large recently paved patio area. To the front there is a block paved driveway providing ample off street parking.

The property is ideally situated in a highly sought after location, approx 2 miles from the new Beaulieu Park Station and with easy access to the A12 Boreham Interchange, Hatfield Peverel and Chelmsford City Centre.



Location.....

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated approx 2 miles away, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes.

The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Lounge

4.89m x 3.50m (16'0" x 11'5")

Dining Room

3.59m x 3.50m (11'9" x 11'5")

Study/Playroom

4.27m x 2.68m (14'0" x 8'9")

Kitchen/Breakfast Room

4.76m x 3.13m (15'7" x 10'3")

FIRST FLOOR

Bedroom One

4.32m x 3.48m (14'2" x 11'5")

Bedroom Two

3.61m x 3.50m (11'10" x 11'5")

Bedroom Three

4.21m x 2.76m (13'9" x 9'0")

Bedroom Four

2.61m x 1.74m (8'6" x 5'8")

Family Bathroom

2.61m x 1.74m (8'6" x 5'8")

Landing

5.23m x 1.97m (17'1" x 6'5")

EXTERIOR

Single Garage

Block Paved Driveway Providing Ample Parking

Secluded Low Maintenance Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

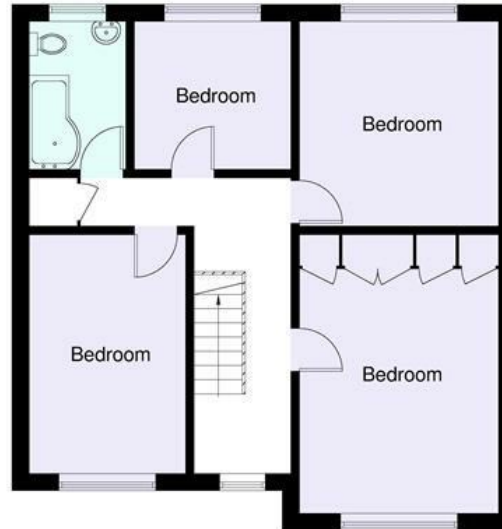
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. 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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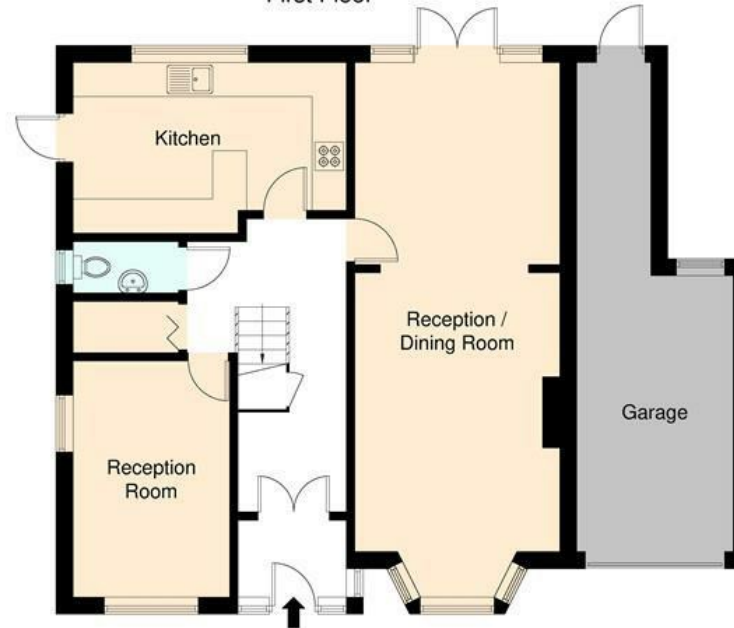
Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft

Garage = 18.2 sq m / 195 sq ft

Total = 164.9 sq m / 1774 sq ft



First Floor



Ground Floor

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



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