

Paul Mason Associates



Butterfield Road, Boreham, Essex, CM3 3BP

Offers in excess of £500,000

- Four bedroom detached family home in the sought-after village of Boreham
- Walking distance to local shops, primary school and popular pubs
- Impressive 5.46m x 4.19m lounge with large bay window overlooking the front garden
- Separate dining room with double doors opening directly onto the rear garden
- Brand-new modern kitchen with integrated appliances and ample worktop space
- Ground-floor principal bedroom with en-suite shower room and separate dressing area
- Three further good-sized bedrooms upstairs with one currently used as a home office
- Private rear garden with patio seating area, lawn, established shrubbery and storage shed
- Large driveway providing off-road parking for approximately three to four vehicles
- EPC - TBC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Situated in the sought-after village of Boreham, this substantial four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an excellent choice for growing families or those looking for flexible living space. The property is conveniently positioned within walking distance of local shops, the primary school and popular pubs, while still enjoying a pleasant residential setting.

Upon entering, an entrance hall provides access to the main living areas. The impressive 5.46m x 4.19m lounge is a fantastic size and features a large bay window overlooking the front garden, creating a bright and welcoming space. From here, the accommodation flows into the separate dining room, with double doors opening directly onto the rear garden, ideal for entertaining.

The brand-new kitchen has recently been fitted and offers a modern finish with integrated appliances, generous worktop space and plenty of storage. A door provides convenient side access to the front and rear gardens. There is also a useful separate utility room with space for a fridge/freezer and washer/dryer.

One of the standout features is the generous ground-floor bedroom, currently used as the principal bedroom, benefitting from its own en-suite shower room and dressing area. This provides excellent flexibility and could be ideal for multi-generational living or guests. Upstairs are three further good-sized bedrooms, comprising two doubles and a single, with one currently arranged as a home office. A three-piece family bathroom completes the first floor.

Outside, the rear garden offers a patio seating area leading onto a generous lawn, surrounded by established shrubs which provide a good degree of privacy. A raised decked area houses a useful storage shed. To the front, the property is set back from the road behind a lawned garden, with a large driveway providing parking for approximately three to four vehicles.

Internal viewing is highly advised!



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 located approx 1.3 miles from the property which provides direct links into London Liverpool Street and Colchester.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

5.46m x 4.19m (17'10" x 13'8")

Dining Room

Kitchen

2.71m x 2.69m (8'10" x 8'9")

Utility Room

2.00m x 1.35m (6'6" x 4'5")

Bedroom

3.69m x 3.48m (12'1" x 11'5")

Dressing Room

2.82m x 2.36m (9'3" x 7'8")

En-Suite Shower Room

FIRST FLOOR

Landing

Bedroom

3.58m x 3.19m (11'8" x 10'5")

Bedroom

3.27m x 2.75m (10'8" x 9'0")

Bedroom

2.75m x 2.10m (9'0" x 6'10")

Family Bathroom

EXTERIOR

Rear Garden

Driveway

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

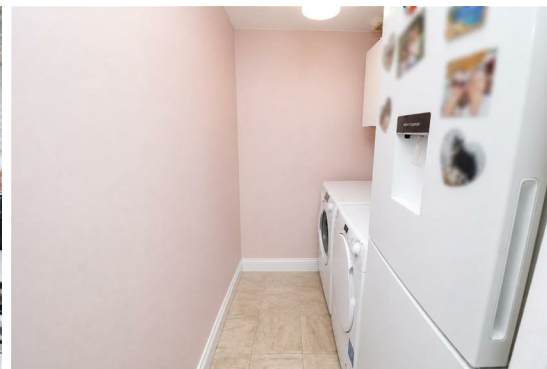
Local Authority - Chelmsford

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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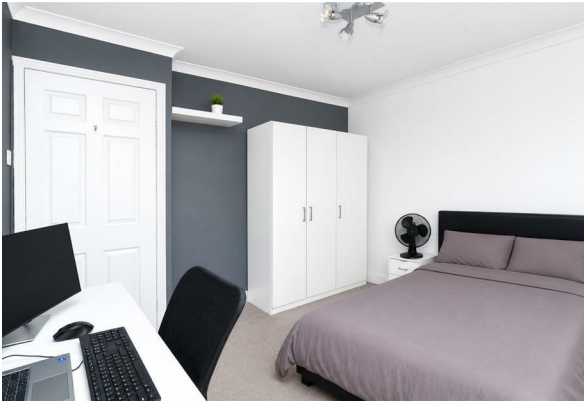
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