


Paul Mason Associates




St. Andrews Road, Boreham, Essex, CM3 3BY
Offers in excess of £450,000

- No onward chain - Keys held for viewings
- Three bedroom detached family home
- Scope to extend and improve, subject to any required planning consent
- Shower room and ground floor cloakroom/WC
- Lounge with separate dining room
- Fitted kitchen/breakfast room
- Single garage plus off street parking
- Good size well maintained rear garden
- Highly sought after position
- EPC - D

Offered for sale with NO ONWARD CHAIN is this extremely popular detached family home, ideally situated in a highly sought after location, within walking distance of the local Primary School, Recreational Park and many village amenities. The property is also conveniently positioned with easy access to the A12, Hatfield Peverel train station and Chelmsford City Centre. The property offers spacious accommodation throughout including three good size bedrooms, modern shower room to the first floor, ground floor cloakroom, 16'9 x 10'5 lounge, separate dining room and fitted kitchen/breakfast room. The property also offers scope to extend or improve, subject to any required planning consent. Further features include a well maintained and secluded rear garden, single garage plus driveway providing off street parking, gas central heating and UPVC double glazed windows. VIEWING STRONGLY ADVISED.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	76
(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	
EU Directive 2002/91/EC 	



Total area: approx. 1244.5 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

Distances

Hatfield Peverel Train Station (3.8 miles)

Boreham Primary School (0.5 miles)

A12 Boreham Interchange (1.6 miles)

Chelmsford City Centre (5.4 miles)

Beaulieu Park Train Station (Currently under construction and due to open in December 2025) - (Approx 1 mile)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Obscure double glazed entrance door and full height obscure double glazed side screen. Tiled flooring. Obscure double glazed door to –

Entrance Hall

Stairs to first floor with large built-in under stairs storage cupboard. Wood flooring. Radiator.

Cloakroom

Obscure double glazed window to side. White suite comprising low-level WC and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls.

Lounge

5.13m x 3.19m (16'9" x 10'5")
Double glazed window to front. Feature fireplace with fitted gas fire. Radiator. TV point. Glazed double doors to -

Dining Room

3.46m x 2.88m (11'4" x 9'5")
Double glazed sliding patio doors to rear. Coved ceiling. Radiator.

Kitchen/Breakfast Room

3.34m x 2.93m (10'11" x 9'7")
Double glazed window to rear and double glazed door to side. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Eye level double oven. Hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Radiator. Part tiled walls.

FIRST FLOOR

Bedroom One

3.58m + wardrobes x 2.92m (11'8" + wardrobes x 9'6")
Double glazed window to rear. Radiator. An extensive range of fitted wardrobes to one wall to remain.

Bedroom Two

3.93m x 3.19m (12'10" x 10'5")
Double glazed window to front. Radiator.

Bedroom Three

2.87m x 2.65m (9'4" x 8'8")
Double glazed window to rear. Radiator. Fitted wardrobes to remain.

Shower Room

Obscure double glazed window to side. Modern white suite comprising double width shower cubicle with tiled surround and fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboard below and low level WC. Tiled walls. Chrome effect heated towel rail. Large built-in cupboard housing gas fired boiler.

Landing

Obscure double glazed window to side. Access to loft area. Stairs to ground floor.

EXTERIOR

Garage

6.14m x 2.53m (20'1" x 8'3")
Up and over door to front. Window to rear and door leading to side passage. Power and light connected. Built-in storage area.

Covered Side Passage

Offering useful side access with double glazed doors to front and rear. Built-in storage cupboard.

Front Garden

Driveway leading to garage providing off street parking. Lawned gardens. Outside lighting.

Rear Garden

A good size secluded rear garden commencing with a private paved patio area. Remainder laid to lawn with various flowers and shrubs to borders. Further paved patio area to rear. Fencing to boundaries. Outside lighting. Useful storage area to one side. Outside water tap.

Services

Gas central heating. Mains water supply and drainage.

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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