

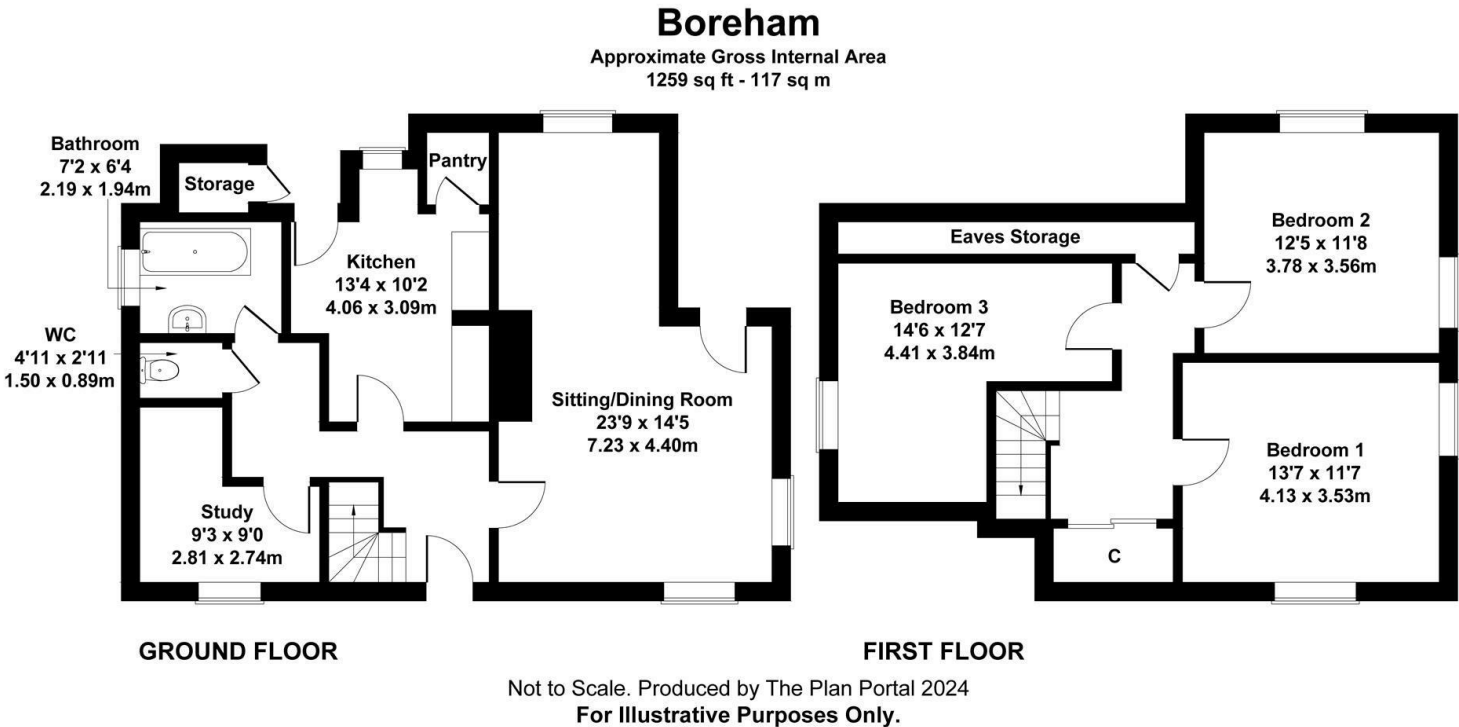
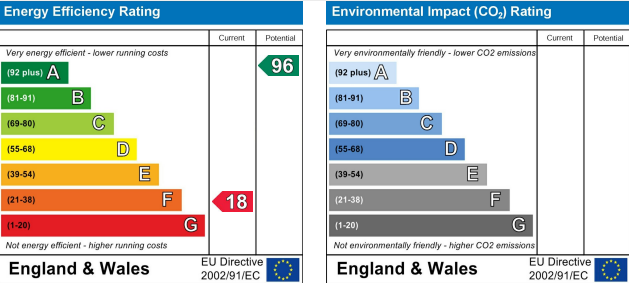
Paul Mason Associates



Damases Lane, Boreham, Essex, CM3 3AL  
Offers in excess of £600,000

- Approx. 1.1 acres (subject to land survey)
- Detached house
- Three bedrooms
- Sitting and dining area
- Study/bedroom four
- Kitchen with pantry
- Bathroom
- Separate W.C.
- Outbuildings
- EPC - G

**\*\*CASH BUYERS ONLY\*\***.....A detached residence which sits on a plot of approx. 1.1 acres (subject to land survey) and is situated in a delightful semi rural location along a country lane on the outskirts of Boreham. The accommodation comprises of three double bedrooms, sitting and dining area, study/bedroom four. The kitchen is at the rear of the property with pantry and there is a bathroom with separate w.c. The residence is approached via a long driveway accessible via a five bar gate to the front. The plot is mainly woodland and includes ample parking to the front plus a useful outbuilding. The property is in need of modernising and could be extended or redeveloped, subject to planning permission.



### Distances

Hatfield Peverel Train Station - 2.1 miles

A12 - 1.6 miles

Boreham School - 1.4 miles

Hatfield Peverel School - 2.4 miles

New Hall Private School - 4.5 miles

Chelmsford City Centre - 5.1 miles

London Southend Airport - 19.5 miles

All mileages are approx.

### Location

The residence is located within a semi rural location between the villages of Boreham and Hatfield Peverel. The train station at Hatfield Peverel is approx. 2.1 miles away with trains into London Liverpool Street. The village of Boreham has a host of amenities including post office, shop, school and restaurants. The A12 is a short drive away and provides road links to the M25 and East Anglia. Chelmsford City is approx. 5.1 miles from the property and benefits from secondary schools, high street shops and leisure facilities.

### Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Sitting and Dining area

7.24m x 4.39m (23'9" x 14'5")

#### Study

2.82m x 2.74m (9'3" x 9')

#### Kitchen

4.06m x 3.10m (13'4" x 10'2")

#### Bathroom

#### Separate W.C

### FIRST FLOOR

#### Landing

#### Bedroom One

4.14m x 3.53m (13'7" x 11'7")

#### Bedroom Two

3.78m x 3.56m (12'5" x 11'8")

#### Bedroom Three

4.42m x 3.84m (14'6" x 12'7")

### EXTERIOR

Approx. 1.1 acres

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Private

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.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

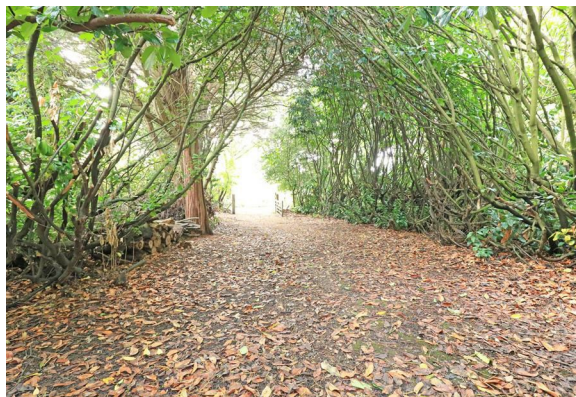
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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