

Paul Mason Associates



The Chase, Boreham, Essex, CM3 3DE

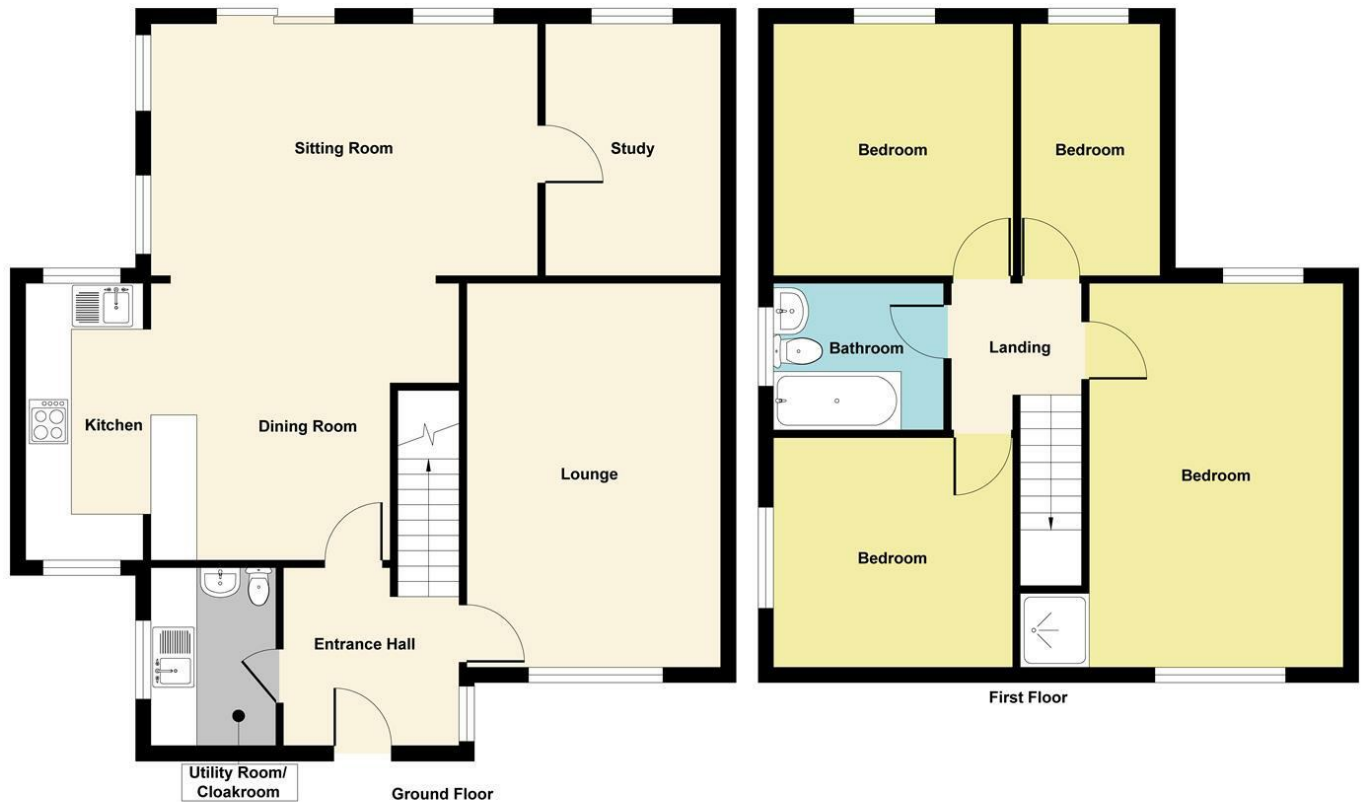
Offers in excess of £450,000



- Deceptively spacious extended family home
- Four good size bedrooms
- Spacious family bathroom plus additional ground floor cloakroom/utility room
- Lounge, separate sitting room and study
- Large open plan kitchen/dining room, ideal for the growing family.
- Set back from the road with ample off street parking
- Well maintained and secluded rear garden
- Within walking distance of the local primary school, shops and amenities and also the new Beaulieu Park train station, due to open in 2025
- EPC - D

Situated in a popular and convenient location, within walking distance of the highly regarded primary school, shops and many village amenities is this deceptively spacious extended family home. The property is well presented throughout and offers ideal space for the growing family with the accommodation comprising four good size bedrooms, modern family bathroom and ground floor cloakroom/utility room, lounge, separate sitting room, study and large open plan kitchen/dining/family room. The property is set well back from the road also benefits from a detached garage located to the rear of the property offering ideal storage. To the outside there is a well maintained and secluded rear garden and stoned driveway providing ample off street parking. The property is also ideally positioned within walking distance the new Beaulieu Park train station, due to open in 2025 and also within short driving distance of the A12, Hatfield Peverel train station and Chelmsford City centre. Internal viewing highly recommended.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
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## Distances

A12 Boreham Interchange (1 mile)  
Boreham Primary School (0.4 miles)  
Hatfield Peverel Train Station (3.4 miles)  
Chelmsford City Centre (5 miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

2.29m x 2.29m (7'6 x 7'6)  
Composite entrance door. Tiled flooring. Stairs to first floor. Dado rail and coved ceiling. Radiator.

#### Cloakroom/Utility Room

Windows to front and side. White suite comprising low-level WC and vanity wash hand basin with mixer taps. Work surfaces incorporating sink unit. Tiled walls and flooring.

#### Lounge

4.93m x 3.15m (16'2 x 10'4)  
Window to front. Feature fireplace with fitted electric fire. Laminate flooring. Coved ceiling. Radiator. TV point.

#### Kitchen/Dining Room

5.23m x 4.39m max (17'2 x 14'5 max )  
Kitchen Area - Windows to front and rear. A range of fitted units to base and eye level. Laminate rolltop work surfaces incorporating stainless steel sink unit with mixer

taps. Built-in oven with gas hob above and extractor hood over. Space and plumbing for washing machine and dishwasher. Tiled walls. Tiled flooring. Inset spotlighting. Open plan through to –

Dining Area - Open plan through to both kitchen and sitting room. Tiled flooring. Radiator. Built in under stairs storage cupboard. Coved ceiling. Space for American style fridge freezer.

#### Sitting Room

4.80m x 3.28m (15'9 x 10'9)  
Two windows to side, window to rear and French doors to rear. Radiator. Coved ceiling. TV point. Door to –

#### Study

3.35m x 2.03m (11' x 6'8)  
Window to rear. Radiator.

### FIRST FLOOR

#### Bedroom One

4.83m x 3.18m (15'10 x 10'5)  
Windows to front and rear. Radiator. Coved ceiling. Built-in double wardrobe. Ensuite shower cubicle.

#### Bedroom Two

3.43m x 3.33m (11'3 x 10'11)  
Window to rear. Coved ceiling. Radiator.

#### Bedroom Three

3.23m x 3.10m (10'7 x 10'2)  
Window to side. Radiator.

#### Bedroom Four

3.25m x 1.96m (10'8 x 6'5)  
Window to rear. Radiator.

#### Family Bathroom

Obscure window to side. Modern white suite comprising panelled bath with shower over. Low-level WC and pedestal wash hand basin with mixer taps. Tiled walls. Extractor fan. Fitted bathroom cabinet.

#### Landing

Stairs to ground floor.

### EXTERIOR

#### Garage Located To The Rear

A useful garage located to the rear of the property, offering a deal storage.

#### Front Garden

The property is sit well back from the road with a stoned driveway providing ample off street parking. Lawned garden is with various mature flowers and shrubs. Gate to side giving access to rear garden.

#### Rear Garden

A secluded rear garden commencing with a paved patio area enclosed by dwarf brick wall. Steps up to private seating area and lawn gardens with various mature flowers and shrubs. Fencing to boundaries. Useful storage area to one side ideal for

recycling bins or storage. Outside lighting.

#### Services

Gas central heating. Mains water supply and drainage.

#### N.B.

The seller currently rents a small parcel of land extending from the rear garden for £40 per annum via Chelmer Housing Partnership. The seller has rented this piece of land for the last 13 years.

Any potential buyer should make their own enquiries directly with Chelmer Housing Partnership regarding the future lease of this land.

#### 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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