

Paul Mason Associates



Church Green, Church Road, Boreham, Essex, CM3 3EH

£1,600 Per month

- Splendid location overlooking St Andrews Church
- Walking distance of many village amenities including shops, Primary School and doctors
- Two double bedrooms
- Re-fitted shower room
- 15'10 x 13'10 lounge
- Re-fitted kitchen with integrated appliances
- Garage located to the rear
- Secluded and well maintained South facing rear garden
- Available immediately
- EPC - D

Available immediately and situated in an idyllic position, with wonderful views to the front over St Andrews Church, is this splendid cottage which has been much improved by the current seller, being presented to a high standard throughout. The property is ideally located within walking distance of many village amenities, shops and doctors, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre. The accommodation comprises two spacious double bedrooms, a modern re-fitted shower room, 15' x 13'10 lounge and re-fitted modern kitchen/breakfast room with integrated appliances. The property also boasts a single garage to the rear with access from the secluded and well maintained south facing rear garden, gas central heating and double glazed windows.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(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		Not environmentally friendly - higher CO ₂ emissions	
	88		
	65		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Distances

Boreham Primary School - 0.2 miles
Boreham Co-Op & Post Office - 0.1 miles
Boreham A12 Interchange - 1 mile
Hatfield Peverel Train Station - 3 miles
Chelmsford City Centre - 5 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Laminate flooring. Central heating thermostat. Coved ceiling. Radiator. Stairs to first floor.

Kitchen

4.17m x 2.78m (13'8" x 9'1")
Double glazed window to front with fitted shutters. A range of re-fitted modern units to eye and base level. Laminate roll top work surfaces incorporating butler sink unit with mixer taps. Fitted breakfast bar. Integrated dishwasher, washing machine and fridge. Space for range style cooker with extractor hood over. Inset spotlights. Part tiled

walls. Laminate flooring. Built in storage cupboard and further understairs storage cupboard.

Lounge

4.58m x 4.24m (15'0" x 13'10")
Double glazed sliding patio doors to rear. Coved ceiling. Radiator. TV point.

FIRST FLOOR

Bedroom One

4.58m x 4.23m (15'0" x 13'10")
Double glazed window to rear. Radiator. Coved ceiling. Built in double wardrobe.

Bedroom Two

3.11m x 2.64m (10'2" x 8'7")
Double glazed window to front with pleasant views over St Andrews Church. Built in double wardrobe. Radiator.

Shower Room

Obscure double glazed window to front. Re-fitted white suite comprising low level WC and vanity wash hand basin with mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Tiled walls. Extractor fan. Chrome effect heated towel rail.

Landing

Stairs to ground floor. Airing cupboard housing hot water

cylinder. Access to boarded loft via pull down ladder.

EXTERIOR

Garage

Door to garden. Power and light connected.

Rear Garden

A secluded and well maintained South facing rear garden with an array of raised display flower beds. Private decked sitting area. Fencing to boundaries. Outside lighting. Door to garage.

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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