

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3EH

Guide Price £400,000


- No onward chain
- Presented to a high standard throughout
- Highly sought after position overlooking St Andrews Church
- Three bedrooms and modern first floor bathroom
- 15' x 14' lounge with bi-fold doors to rear
- 16'1 x 8'10 fitted kitchen/dining room
- Garage to rear offering ideal storage
- Secluded South facing courtyards style garden
- Gas central heating & UPVC double glazing
- EPC - C

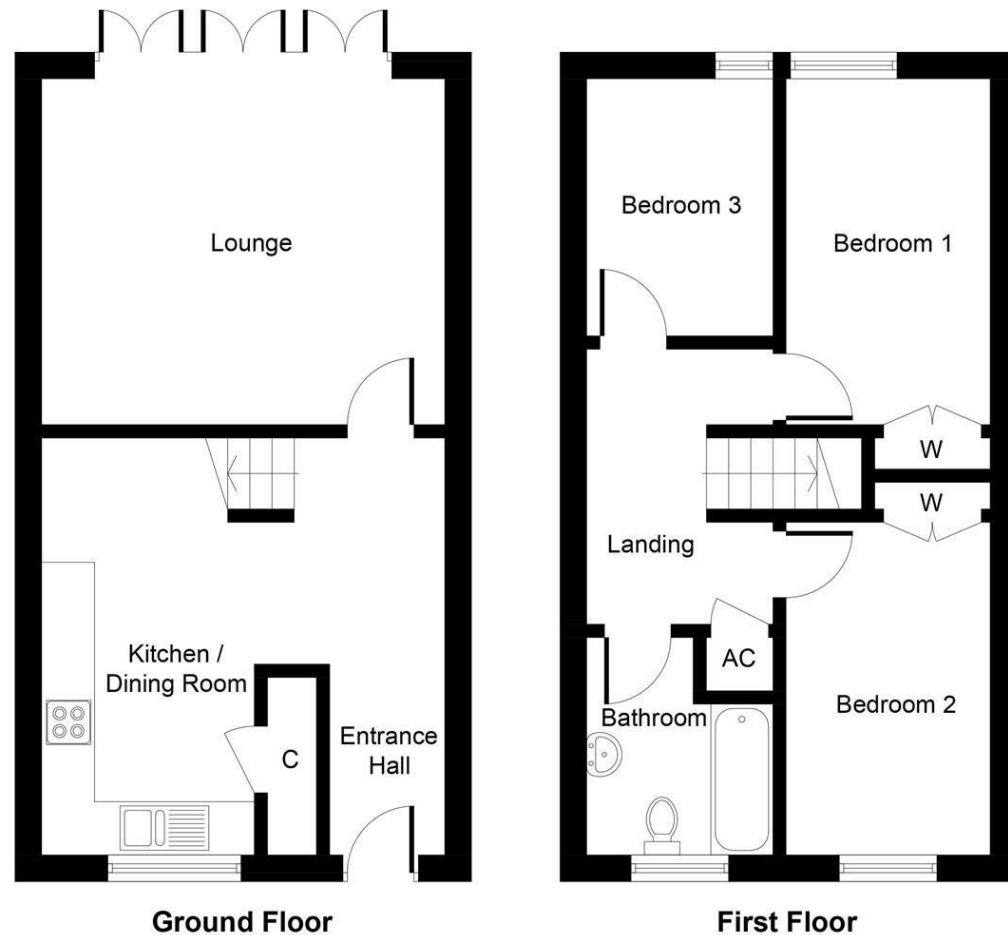
A beautifully presented three bedroom house situated in a idyllic position, with pleasant views to the front over St Andrews Church. The property is ideally located within walking distance of many village amenities, shops and doctors, along with the popular Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The accommodation comprises three good size bedrooms, modern first floor bathroom, 16'1 x 8'10 fitted kitchen/dining room and 15' x 14' lounge. The property is being offered for sale with the benefit of no onward chain and also boasts a single garage to the rear offering ideal storage, a secluded south facing courtyard style garden, gas central heating and double glazed windows. An internal viewing is highly recommended to appreciate this splendid property, situated in a highly desirable location.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
74			

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**England & Wales** EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

\*\*\*GUIDE PRICE £385,000 - £400,000\*\*\*

#### 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 highly anticipated new train station at Beaulieu Park, Chelmsford is currently under construction, located an approx. 15min walk from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

#### 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. Radiator. Central heating thermostat. Stairs to first floor. Built in storage cupboard housing meters.

##### Kitchen/Dining Room

4.92m x 2.71m (16'1" x 8'10")  
Double glazed window to front. A range of fitted units fitted to base and eye level. Laminate work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Space for free standing

cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer and full height fridge/freezer. Built in larder cupboard housing gas fired boiler. Part tiled walls.

##### Lounge

4.58m x 4.27m (15'0" x 14'0" )  
Double glazed bi-fold doors to rear. Radiator. TV point. Coved ceiling.

##### FIRST FLOOR

##### Bedroom One

4.18m x 2.68m (13'8" x 8'9" )  
Double glazed window to rear. Built in double wardrobe. Radiator.

##### Bedroom Two

3.91m x 2.41m (12'9" x 7'10" )  
Double glazed window to front. Built in double wardrobe. Radiator.

##### Bedroom Three

3.25m x 1.73m (10'7" x 5'8" )  
Double glazed window to rear. Radiator.

##### Bathroom

High level double glazed window to front. Modern white suite comprising P shaped panelled bath with mixer taps and shower over with fitted glass shower screen. Low level WC and pedestal wash hand basin with mixer taps. Heated towel rail. Part tiled walls.

##### Landing

Stairs to ground floor. Wall light point. Built in airing cupboard.

##### Exterior

#### South Facing Rear Garden

A secluded South facing courtyard style garden with extensive paved patio and fencing to boundaries with courtesy gate to rear leading to garage. Outside water tap. Outside lighting.

#### Front Garden

Various flowers and shrubs. Outside lighting.

#### Garage

Up and over door to front.

#### 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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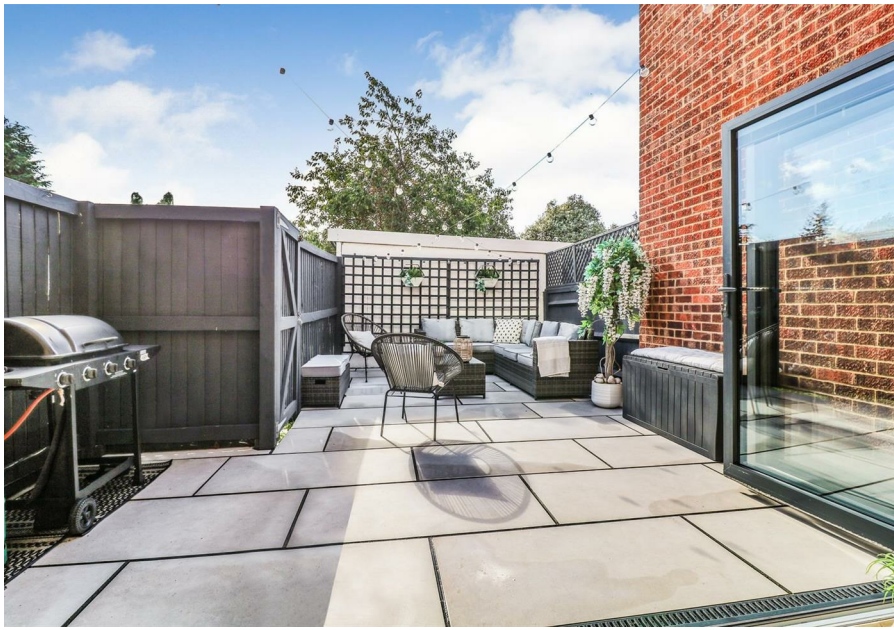
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