



## Orchard Way

Boreham, Chelmsford, CM3 3GR

Freehold  
Tax Band: C

**Guide Price £375,000**



Boasting an UNOVERLOOKED & generously sized rear garden with POTENTIAL TO EXTEND (STPP) plus an EN-SUITE to master bedroom, d/stairs cloakroom and a CARPORT with driveway parking for three cars is this IMMACULATELY PRESENTED two double bedroom SEMI-DETACHED property. Benefiting from a modern lounge with spacious kitchen/diner & UTILITY area. Recently built and STILL UNDER WARRANTY - Ideally located in the sought after village of Boreham with easy access to A12/Chelmsford and both Hatfield Peverel & Chelmsford's mainline stations.



## Orchard Way, Boreham, Chelmsford, CM3 3GR

The accommodation, with approximate room sizes, is as follows:

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, wooden flooring and smooth ceiling. Door into lounge.

#### LOUNGE:

13'50 x 10'35 (3.96m x 3.05m)

Double glazed window to front aspect, under stairs storage cupboard, two radiators, carpeted flooring and smooth ceiling. Opening to kitchen/diner.

#### KITCHEN / DINER:

A series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap, built-in oven, induction hob with extractor hood over, integrated fridge/freezer, space for dishwasher, radiator, vinyl flooring and smooth ceiling with sunken spotlights. Open to utility area, access to downstairs cloakroom and patio doors onto rear garden.

#### UTILITY AREA:

Matching base and wall units, edged work surfaces, space for washing machine, wall-mounted boiler (in cupboard), vinyl flooring and smooth ceiling.

#### CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, vinyl flooring and smooth ceiling.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, carpeted flooring and smooth ceiling.

#### MASTER BEDROOM:

9'78 x 9'20 into recess (2.74m x 2.74m into recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

#### EN-SUITE:

Enclosed and fully tiled double shower unit, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

#### BEDROOM TWO:

13'89 reducing to 10'37 x 8'55 (3.96m reducing to 3.05m x 2.44m)

Double glazed window to front aspect, built-in storage/airing cupboard, radiator, carpeted flooring and smooth ceiling.

#### BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and sizeable rear garden comprising patio area to immediate rear with remainder mainly laid to lawn with storage shed and gated side access to carport and driveway.

#### CARPORT, DRIVEWAY & PARKING:

Carport with driveway parking for three vehicles. Visitors spaces available to the front of the property.

#### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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