

Paul Mason Associates



Church Road, Boreham, Chelmsford, CM3 3EQ

£1,600 Per month

- A Beautiful Character Cottage
- Three Well Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Fitted Shower Room
- Generously Sized Plot
- Off-Road Parking
- Private Rear Garden
- Semi-Detached House
- Available Immediately

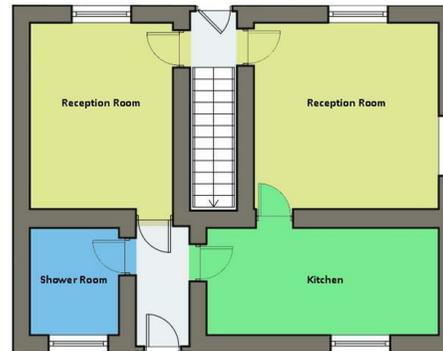
Nestled in the sought-after village of Boreham, just outside Chelmsford, this charming Grade II listed cottage is brimming with character and timeless appeal. Set back from the road, the property enjoys a lawned front garden that creates a welcoming approach, while a private rear garden and parking to the back provide both practicality and outdoor space.

Inside, the accommodation begins with a welcoming entrance hall leading to two inviting reception rooms. To the left, a bright dual-aspect living space features a charming fireplace and flows through to the kitchen, making it ideal for both relaxing and entertaining. To the right, the second reception room showcases attractive studwork that highlights the home's period charm, and leads to an inner hall with access to the rear garden, shower room, and kitchen.

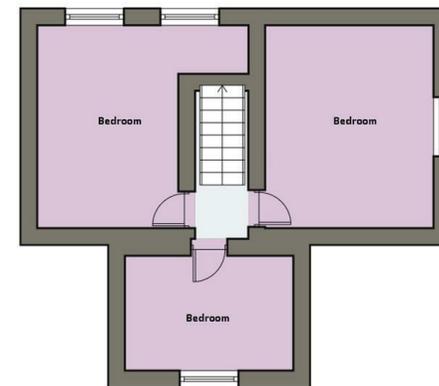
Upstairs, the first floor offers three well-proportioned bedrooms, each filled with natural light. Bedroom three is particularly characterful, boasting an original fireplace that adds a delightful touch of the cottage's historic charm.

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	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



## LOCATION

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Reception Room One

4.0m x 3.2m (13'1" x 10'5")

#### Reception Room Two

4.0m x 3.1m (13'1" x 10'2")

#### Inner hall

2.6m x 0.9m (8'6" x 2'11")

#### Shower Room

2.3m x 2.1m (7'6" x 6'10")

#### Kitchen

2.6m x 2.5m (8'6" x 8'2")

### FIRST FLOOR

#### Landing

#### Bedroom One

4.2m > 3.2m x 4.1m (13'9" > 10'5" x 13'5")

#### Bedroom Two

3.7m > 3.4m x 3.3m (12'1" > 11'1" x 10'9")

#### Bedroom Three

3.7m x 2.5m (12'1" x 8'2")

## EXTERIOR

#### Frontage

#### Rear Garden

#### Parking

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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.



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