

Paul Mason Associates



Allens Close, Boreham, CM3 3DR
Guide price £650,000

- Five bedroom detached family home
- Highly sought after cul-de-sac location by the local Recreational Park
- Two bathrooms and ground floor cloakroom
- Lounge, study, dining room and further sitting area
- Fitted kitchen
- Double length garage located to the rear
- Ample off street parking to front and further parking to the rear in front of the garage
- Secluded rear garden
- Gas central heating
- EPC - D

Situated at the end of this highly desirable cul-de-sac, adjoining the popular local Recreational Park, is this spacious and well presented five bedroom detached family home.

Ideal for commuters, the recently opened Beaulieu Park railway station is ideally positioned just over a mile away, providing convenient access to wider transport connections. The property is also conveniently positioned with easy access to the A12, Hatfield Peverel and Chelmsford City Centre.

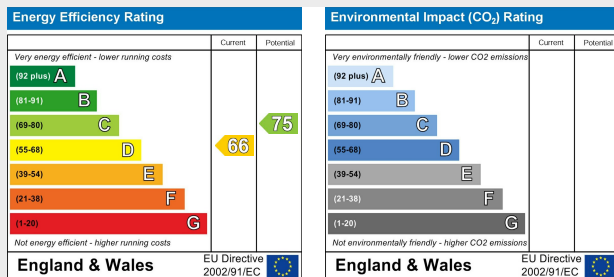
The property offers versatile accommodation, ideal for the growing family, with further scope to reconfigure to suit a buyers own requirements.

The spacious ground floor accommodation comprises an entrance porch leading through to the reception hall, lounge, study, dining room and further sitting area. There is also a high gloss fitted kitchen, family bathroom and additional cloakroom/WC.

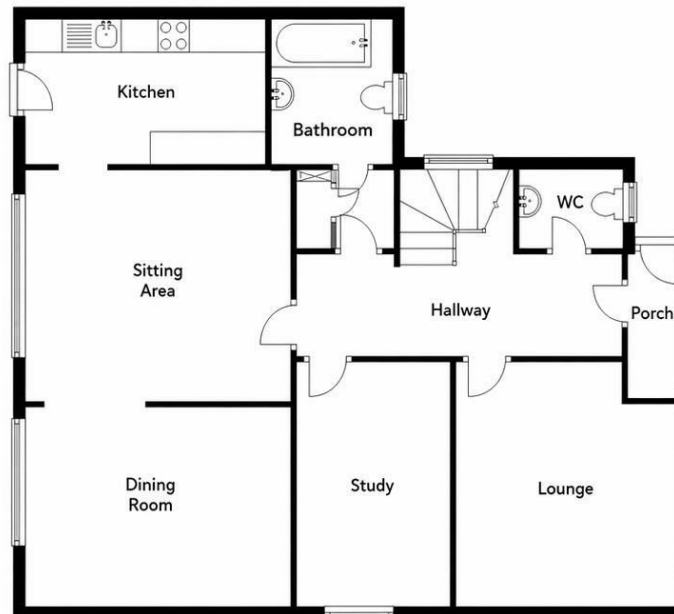
To the first floor the large master bedroom overlooking the Recreational Park with a door through to bedroom five/dressing room, there are then three further bedrooms, along with a further bathroom.

To the outside there is a large driveway to the front providing ample off street parking. The rear garden is well maintained and secluded. To the rear of the garden is a access to a double length garage with further parking in front of the garage.

An internal viewing is highly recommended to appreciate this detached family home.



Ground Floor



First Floor



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 new train station at Beaulieu Park is also ideally positioned within just over 1 mile walking distance.

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.

Distances

Boreham Primary School (0.5 miles)

Boreham Local Co-op - (0.5 miles)

A12 Boreham Interchange (1.6 miles)

Hatfield Peverel Train Station (2.7 miles)

Chelmsford City Centre (5.4 miles)

Witham Town Centre (5 miles)

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Porch

Entrance door and window to front, glazed door to:

Reception Hall

Stairs to floor and understairs storage cupboard, coved ceilings with inset ceiling lighting.

Cloakroom

White suite comprising inset wash hand basin with vanity unit below and low level WC. Obscure window to front, inset ceiling lighting and part tiled walls.

Lounge

4.50m x 3.73m (14'9" x 12'2")

Window to front and coved ceilings.

Study

3.76m x 2.894 (12'4" x 9'5")

Window to side and coved ceilings.

Inner Hallway

Two built-in storage cupboards.

Family Bathroom

Obscure window to front. White suite comprising bath with mixer taps and shower attachment, tiled surround, inset wash hand basin with vanity unit below and low level WC. Walk-in shower area with tiled walls. Part tiled walls and coved ceilings.

Dining Room

4.81m x 3.10m (15'9" x 10'2")

Two windows to rear, coved ceilings and opening to:

Sitting Area

3.74m x 3.12m (12'3" x 10'2")

Kitchen

3.78m x 2.14m (12'4" x 7'0")

Glazed door and window to rear. Units fitted to eye and base level, finished with laminate roll top work surfaces. Sink unit with drainer and mixer taps. Built-in oven and hob, space for washing machine, dishwasher and fridge/freezer. Wall mounted gas boiler.

FIRST FLOOR

Bedroom One

4.94m x 3.38m (16'2" x 11'1")

Window to side with views over adjoining parkland. Storage cupboard. Door to bedroom five/dressing room.

Bedroom Two

4.27m x 3.41m (14'0" x 11'2")

Window to front and coved ceilings. Fitted wardrobes with sliding mirror doors.

Bedroom Three

3.49m x 3.14m (11'5" x 10'3")

Window to rear.

Bedroom Four

3.15m x 2.15m (10'4" x 7'0")

Window to front.

Bedroom Five/Dressing Room

3.15m x 2.15m (10'4" x 7'0")

Window to rear.

Family Bathroom

White suite comprising bath with mixer taps and shower attachment, tiled surround, inset wash hand basin with vanity unit below and low level WC. Shower cubicle with tiled walls. Two obscure windows to side and part tiled walls.

Landing

Stairs to ground floor and window to side, coved ceilings and access to loft space.

EXTERIOR

Front Garden

Driveway to the front providing ample parking with access to entrance porch. Remainder mainly laid to lawn, outside lighting and tap.

Double Length Garage

8.91m x 3.27m (29'2" x 10'8")

Window and door to side, up an over door to front. Light and power connected. Workshop to rear.

Rear Garden

Paved patio area and further seating

area. Remainder mainly laid to lawn with flower and shrub borders. Outside tap and lighting. Access to lean to with door leading to the front garden.

Services

Gas central heating, mains water 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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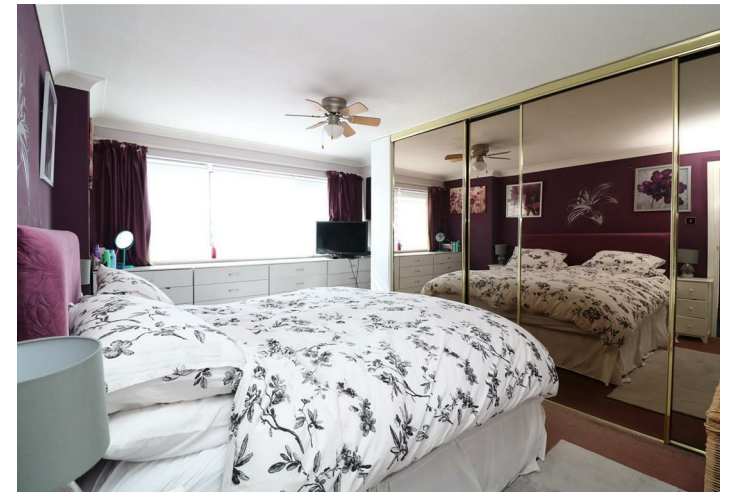
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