

Paul Mason Associates



Dudley Close, Boreham, Essex, CM3 3QA

Guide Price £340,000 - £350,000

- Sought after cul-de-sac location
- Well presented throughout
- Two good size double bedrooms
- Modern first floor bathroom suite
- Lounge plus conservatory
- 14'6 x 8'5 modern kitchen/dining room
- Low maintenance South facing rear garden
- Allocated parking for two cars
- Gas central heating & UPVC double glazed windows
- EPC - TBC

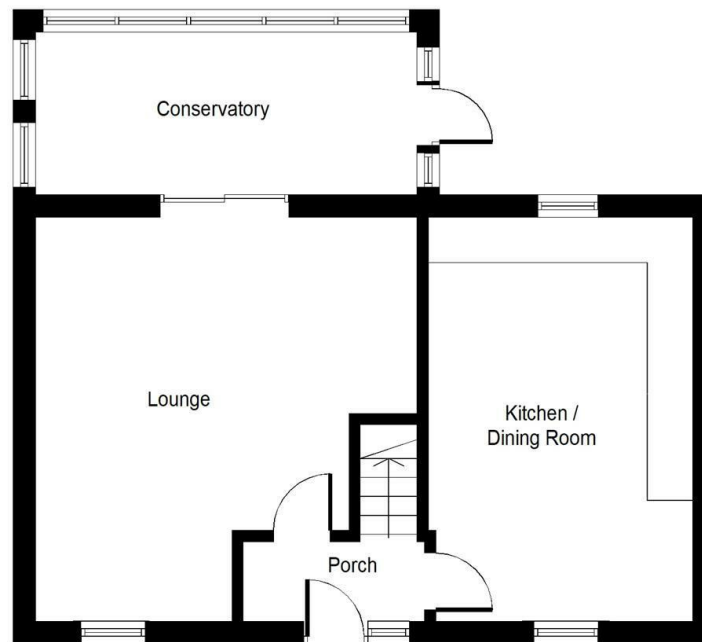
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <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
		<b>73</b>	
		<b>87</b>	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

\*\*\*Guide Price £340,000 - £350,000\*\*\* .....Situated in a highly sought after cul-de-sac location, within walking distance of many village amenities is this well presented and much improved semi detached house. The property is ideally positioned within short walking distance of the popular Lion Inn and local co-op, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre.

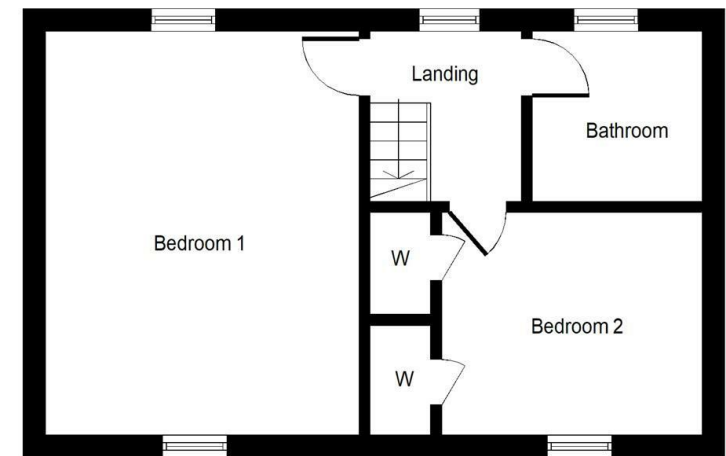
The highly anticipated new train station at Beaulieu Park, currently under construction, is also ideally located approx 0.9 miles from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

The property boasts good size accommodation including two spacious double bedrooms, modern first floor bathroom suite, 14'11 x 12'11 lounge, 14'6 x 8'5 modern fitted kitchen/dining room and conservatory. The property also boasts a well maintained secluded south facing rear garden, allocated parking for two cars, gas radiator central heating and UPVC double glazed windows.

EARLY VIEWING STRONGLY ADVISED.



Ground Floor



First Floor

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. 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.

## 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, currently under construction, is also ideally located approx 0.9 miles from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

## Distances

Local Primary School and Doctors - 0.6 miles  
Hatfield Peverel Railway station - 2.9 miles  
A12 Boreham Interchange - 1.3 miles  
Chelmsford City Centre - 4 miles  
New Beaulieu Station - Approx 0.9 miles  
(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Part obscure glazed entrance door. Double glazed window to front. Radiator. Laminate flooring. Coved ceiling. Stairs to first floor.

#### Lounge

4.55 x 3.96 > 2.97 (14'11" x 12'11" > 9'8")  
Double glazed window to front and double glazed sliding patio doors to rear leading to conservatory. Under stairs storage cupboard. Radiator. Laminate Flooring. Coved ceiling. Inset spot lighting.

#### Kitchen/Dining Room

4.43 x 2.58 (14'6" x 8'5")  
Double glazed window to front and rear. A range of modern cream units fitted to eye and base level. Laminate roll top work surfaces with induction hob and extractor over. Stainless steel sink unit with mixer taps. Integrated slimline dishwasher. Integrated full height fridge/freezer. Space and plumbing for washing machine. Wall mounted gas fired

boiler. Two radiators. Coved ceiling. Inset spot lighting.

#### Conservatory

3.39 x 2.38 (11'1" x 7'9")  
Double glazed windows to rear and side and sliding patio door to side. Laminate flooring.

### FIRST FLOOR

#### Bedroom One

4.45 x 3.03 (14'7" x 9'11")  
Double glazed window to front and rear. Radiator. Coved ceiling. Inset spot lighting.

#### Bedroom Two

2.66 x 2.6 (8'8" x 8'6")  
Double glazed window to front. Fitted wardrobe and built in bulkhead storage cupboard. Radiator. Coved ceiling.

#### Family Bathroom

1.75 x 1.75 (5'8" x 5'8")  
Obscure double glazed window to rear. Modern white suite comprising P shaped bath with mixer taps and shower over. Low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls. Radiator. Shaver point.

#### Landing

Double glazed window to rear. Access to loft. Stairs to ground floor.

### EXTERIOR

#### Rear Garden

A secluded and well maintained south facing rear garden commencing with a paved patio

area. Remainder laid to lawn with fencing to boundaries. Access to side with timber framed shed to remain.

#### Front Garden

Lawned area and allocated parking for two cars.

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Chelmsford

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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