

Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY  
Guide Price £450,000 to £475,000



- Exceptional Presentation
- Detached House
- Three Bedrooms
- Four Piece Family Bathroom Suite to First Floor
- Ground Floor Cloakroom
- Open Plan
- Lounge/Kitchen/Dining Room
- Single Garage
- Low Maintenance Rear Garden
- Short distance to the new train station being built at Beaulieu
- EPC - C

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An exceptionally presented detached three bedroom property which has been finished to a high standard and offers spacious accommodation throughout. The property situated in a small cul-de-sac close in the village of Boreham and benefits from being close to local amenities.

This extended property has been beautifully modernised by the current owners with the accommodation offering three first floor bedrooms and a large refitted four piece family bathroom suite with a freestanding bathtub all accessible rooms from the first floor landing. The ground floor is mostly open plan comprising an entrance hall leading to a modern fitted kitchen opening to a dining area formed as part of the extension with a vaulted ceiling, three Velux windows allowing in plenty of natural light and bifold doors opening to the rear garden, plus a living room. There is also the benefit of a ground floor cloakroom.

Externally there is a very low maintenance rear garden commencing with a raised decked seating area opening to an artificial lawn area and concealed seating area to the side with pergola over. There is the addition of a raised pond with blade waterfall and feature glazed display side. There is a block paved driveway to the front which provides ample parking, an electric car charging point and access to a single garage. Viewing comes highly recommended to appreciate the property on offer.



Ground Floor  
Approximate total area<sup>†</sup>  
85.96 m<sup>2</sup>  
925.27 ft<sup>2</sup>



Floor 1

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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		

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.

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Lounge/Kitchen/Dining Room

9.05m > 6.59m x 5.60 (29'8" > 21'7" x 18'4")

Lounge

6.51m x 3.52m (21'4" x 11'6")

Kitchen

4.16m x 2.56m (13'7" x 8'4")

Dining Room

5.27m x 2.10m (17'3" x 6'10")

FIRST FLOOR

Landing

Bedroom One

3.67m x 2.85m (12'0" x 9'4")

Bedroom Two

3.56m x 2.52m (11'8" x 8'3")

Bedroom Three

2.70m x 2.05m (8'10" x 6'8")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Single Garage

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.

Should you be successful in having an offer accepted on a property

through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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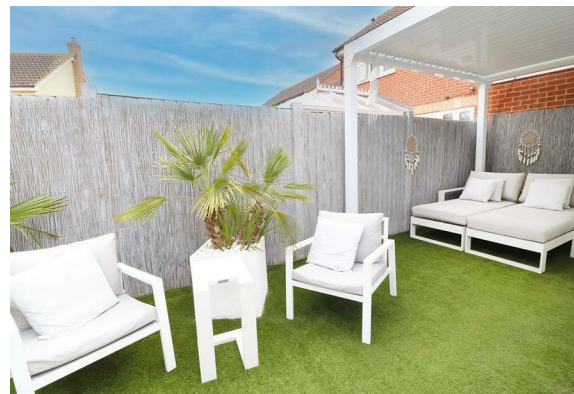
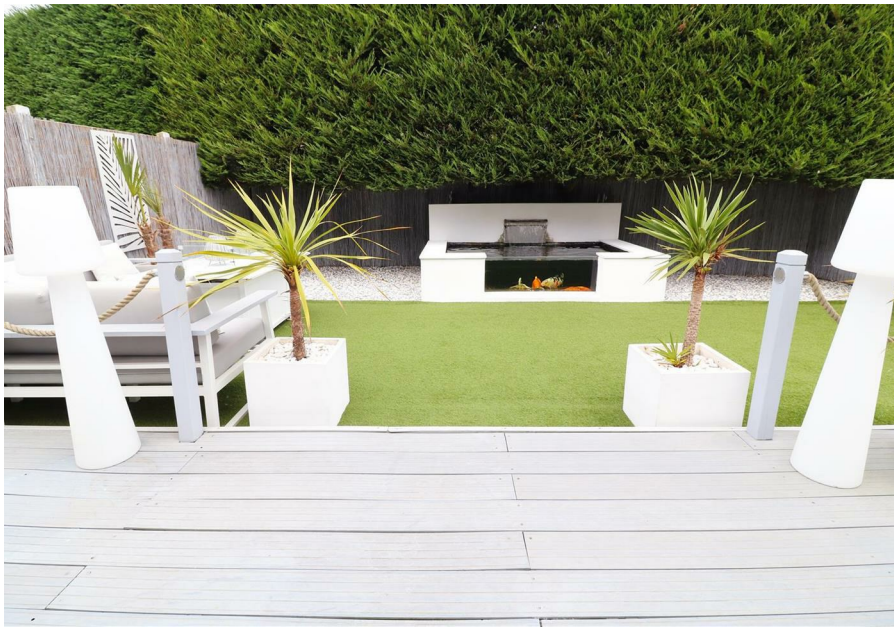
Sales | Lettings | Development | Investment

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