

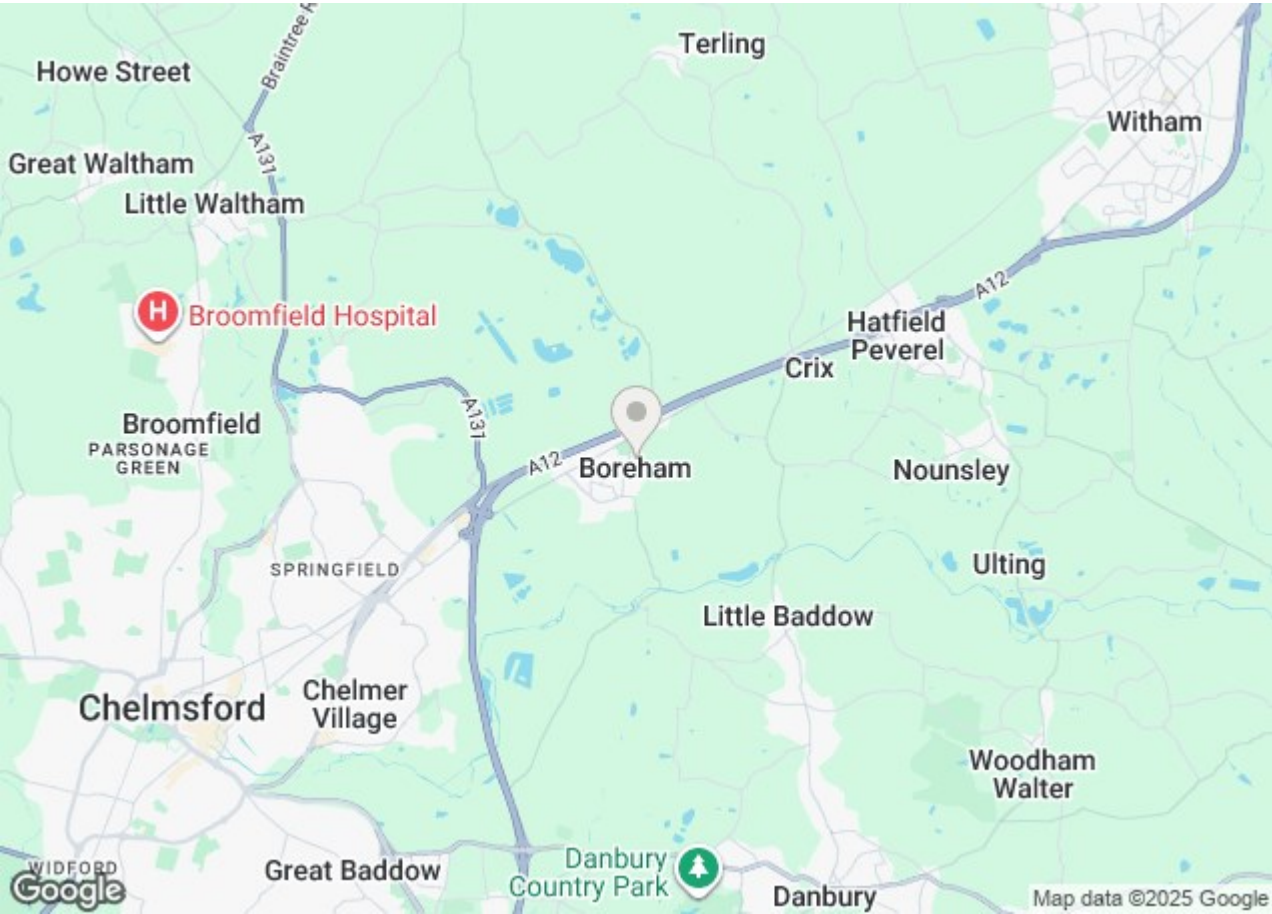
Paul Mason Associates



Orchard Way, Boreham, Essex, CM3 3GQ
Offers in excess of £600,000

- Built by Messrs Bloor Homes in 2020
- Highly sought after location close to open countryside
- Four bedroom detached family home
- Ensuite shower room, four piece family bathroom plus ground floor cloakroom
- Large open plan kitchen/dining/family room, plus separate utility room
- Lounge plus separate study
- Good size secluded rear garden
- Detached garage plus ample parking
- Easy access to A12 and Chelmsford City Centre
- EPC - B

Built by Messrs Bloor Homes in 2020 is this modern four bedroom detached family home, ideally situated in a highly sought after location close to open countryside. The property is conveniently positioned within walking distance of many village amenities including Boreham Primary School, shops and doctors, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre and also within easy reach of the new train station opening at Beaulieu, expected in 2026. To the first floor the accommodation comprises four bedrooms, modern ensuite shower room to master bedroom and four piece family bathroom. To the ground floor there is a generous reception hall, cloakroom/WC, spacious modern kitchen/dining/family room, 16'2 x 11'1 lounge, study and utility room. The property also offers a large driveway with parking for several cars, a detached garage, good size secluded rear garden, gas central heating via combi boiler and UPVC double glazing. INTERNAL VIEWING HIGHLY RECOMMENDED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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, currently under construction, is also ideally located just over a mile 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

Study

3.25m x 1.84m (10'7" x 6'0")

Lounge

4.95m x 3.38m (16'2" x 11'1")

Kitchen/Dining Room

4.81m x 3.19m (15'9" x 10'5")

Family Area

2.99m x 2.85m (9'9" x 9'4")

Utility Room

1.94m x 1.74m (6'4" x 5'8")

FIRST FLOOR

Bedroom One

3.14m x 3.13m (10'3" x 10'3")

Ensuite Shower Room

Bedroom Two

4.38m x 2.66m (14'4" x 8'8")

Bedroom Three

3.27m x 2.71m (10'8" x 8'10")

Bedroom Four

3.27m x 2.01m (10'8" x 6'7")

Family Bathroom

EXTERIOR

Good Size Rear Garden

Detached Garage

Driveway Providing Ample Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

Further Information

Estate Charge Approximately £228 per annum.

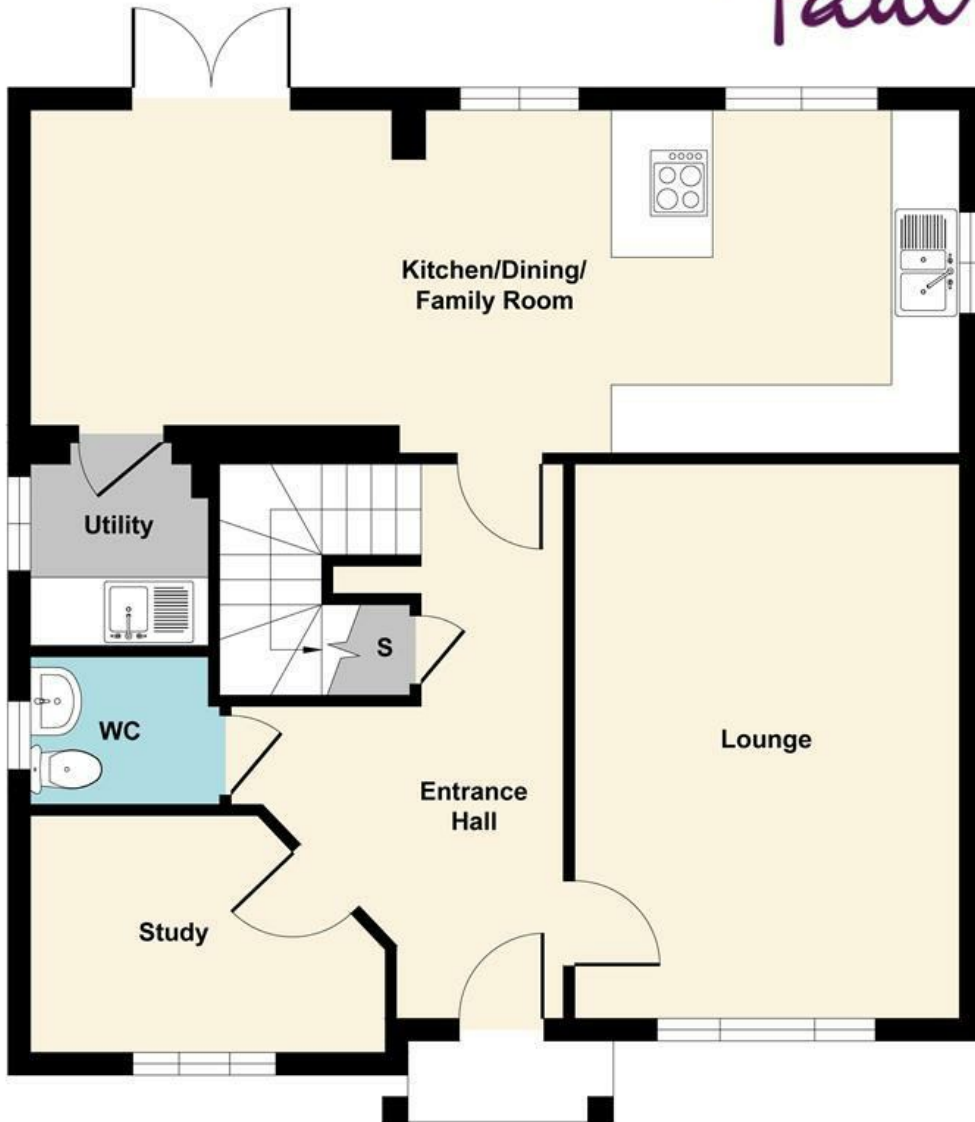
The above information has been provided by the homeowner.

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.



Ground Floor



First Floor



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