

Paul Mason Associates



The Chase, Boreham, Essex, CM3 3DF  
Guide price £400,000



- Popular Village Location
- Open Plan Kitchen and Dining Room
- Lounge with Double Doors To Rear Garden
- Three Good Sized Bedrooms
- Driveway with Space for Ample Off-Street Parking
- Secluded and Well-Maintained Rear Garden
- Backs onto Fields to the Rear
- Short Walk to the Local Primary School
- Short Drive to the A12 for Links to Chelmsford and Colchester
- EPC - D

Situated in a popular location, within short walking distance of the local Primary School, is this well presented three bedroom semi detached house that backs onto and has views of the adjoining farmland. The accommodation comprises three good size bedrooms, modern bathroom, 17'11 x 10'0 lounge, separate dining room plus spacious 20'11 x 13'1 kitchen/breakfast room. The property also offers off street parking for three/four cars, a secluded and well maintained rear garden with a gate that leads onto the fields to the rear, gas central heating and UPVC double glazing. The property is also ideally positioned within walking distance of many village amenities, including the popular Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station, as well as the new train station currently under construction at Beaulieu and Chelmsford City centre. Internal

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Ground Floor

First Floor

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	75		
	55		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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.

Distances

- Boreham Shops and Post Office (200 yards)
- A12 Boreham Interchange (1 mile)
- Boreham Primary School (0.3 miles)
- Hatfield Peverel Train Station (3.4 miles)
- Chelmsford City Centre (5 miles)

(All mileages are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hall

Lounge

5.47 x 3.05 (17'11" x 10'0")

Open Plan Kitchen and Dining Room

6.38 x 4.01 (20'11" x 13'1")

FIRST FLOOR

Bedroom One

3.66 x 3.05 (12'0" x 10'0")

Bedroom Two

3.63 x 3.05 (11'10" x 10'0")

Bedroom Three

3.05 x 2.11 (10'0" x 6'11")

Family Bathroom

EXTERIOR

Rear Garden

Front Garden

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

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

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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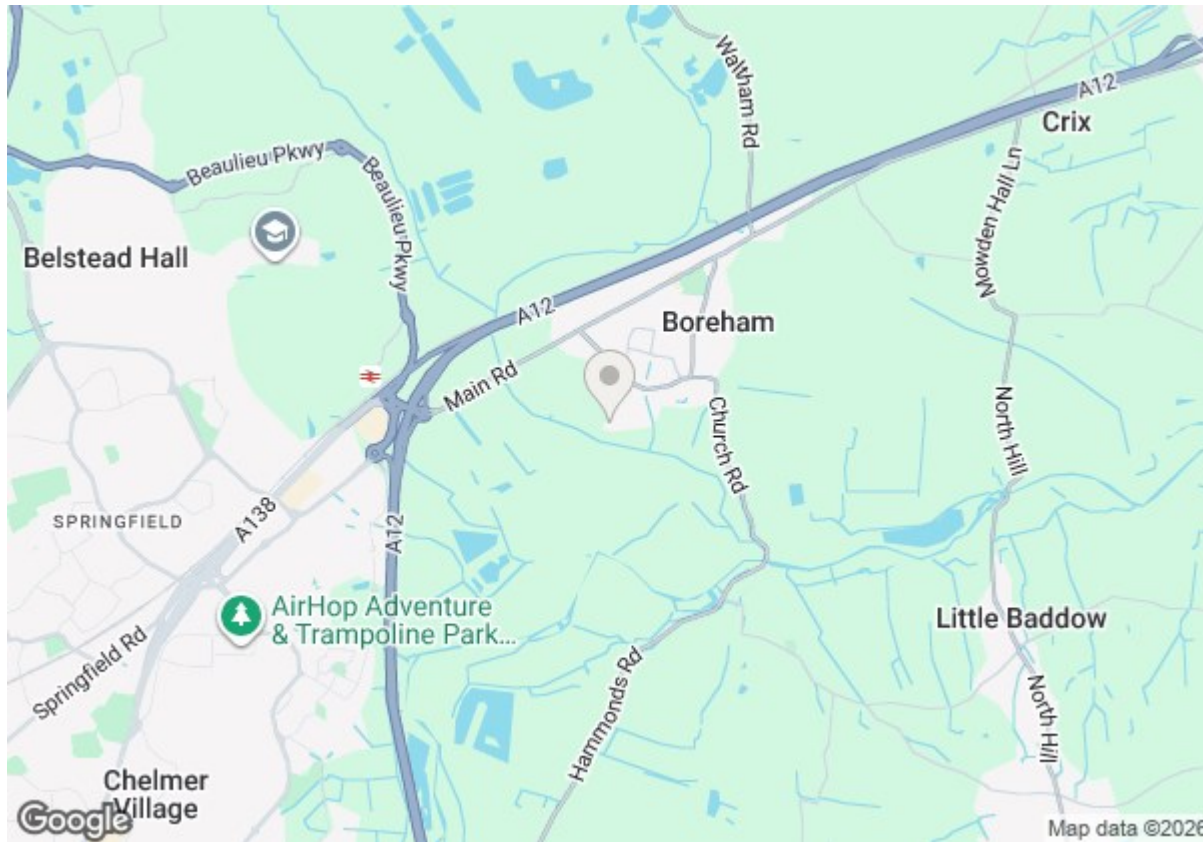
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Paul Mason Associates Limited Registered in England Number - 6767946  
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