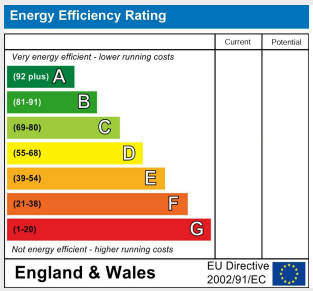
Paul Mason Associates

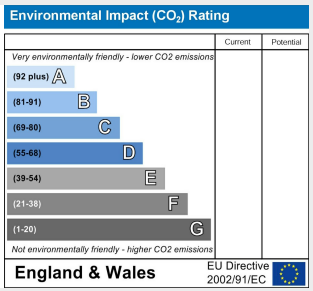


Dudley Close, Boreham, Essex, CM3 3QA

Guide price £350,000

- Two-bedroom semi-detached home in a prime Boreham village location
- Walking distance to village shops, local primary school and transport links to Beaulieu Park Station
- Open-plan fitted kitchen with breakfast bar and integrated appliances
- Spacious lounge/diner with double doors opening onto the rear garden
- Two well-proportioned bedrooms, including a generous principal double bedroom
- Three-piece family bathroom with bath and shower over
- Enclosed rear garden with patio seating area, lawn and additional BBQ area
- Versatile summerhouse, currently utilised as a children's playroom
- Private driveway providing off-road parking for one vehicle
- EPC - TBC





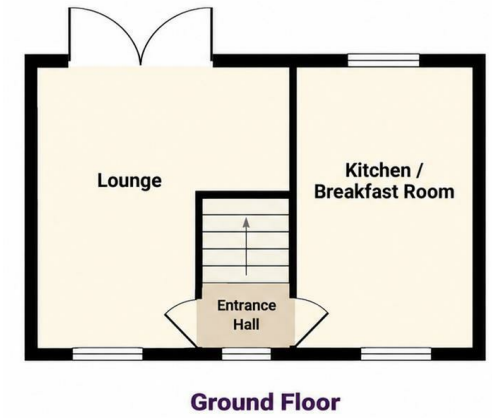
Situated in a prime position within the sought-after village of Boreham, this well-presented two-bedroom semi-detached home offers comfortable and practical accommodation, ideal for first-time buyers, young families or those looking to downsize. The property is conveniently located within walking distance of the village shops, local primary school and transport links to Beaulieu Park Station.

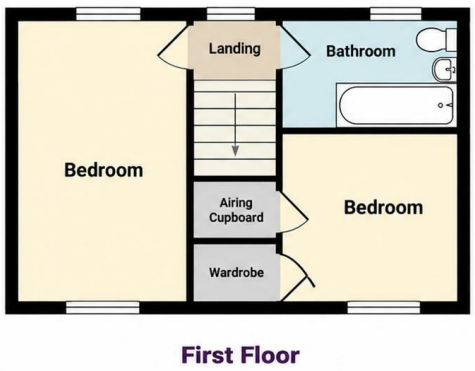
Upon entering the property, the entrance hallway leads through to the open-plan kitchen, which features a range of fitted units, a breakfast bar and integrated appliances including an oven, fridge/freezer and dishwasher, alongside space for a washing machine. There is a spacious lounge/diner, offering plenty of room for both relaxing and entertaining, with double doors opening directly onto the rear garden and allowing natural light to fill the room.

To the first floor, the property offers two well-proportioned bedrooms. The principal bedroom is a comfortable double with ample space for freestanding wardrobes, whilst the second bedroom provides a generous single room, benefiting from a fitted storage cupboard currently used as a wardrobe. Completing the first-floor accommodation is a family bathroom comprising a three-piece suite with a bath and shower over.

Externally, the rear garden has been thoughtfully arranged to offer a combination of seating and recreational space. A paved patio provides an ideal spot for outdoor dining, whilst the remainder of the garden is predominantly laid to lawn, with an additional stone-covered area to the rear. A particular feature of the garden is the summerhouse, currently utilised as a children's playroom, offering a versatile additional space with a variety of potential uses. A side gate provides convenient access to the driveway, which offers off-road parking for one vehicle.

With its desirable village location, well-balanced accommodation and versatile outdoor space, this property presents an excellent opportunity for a range of buyers





Location...

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen
4.29m x 2.6m (14'0" x 8'6")

Lounge
4.41m x 3.91m (14'5" x 12'9")

FIRST FLOOR

Landing

Bedroom One
4.44m x 2.98m (14'6" x 9'9")

Bedroom Two

Family Bathroom

EXTERIOR

Rear Garden

Summerhouse

Driveway

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.

















Paul Mason Associates

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

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