



**Juniper Road, Boreham, Essex, CM3 3DB**  
**Guide price £425,000**

A well presented and much improved three bedroom detached house situated in a highly desirable location, within short walking distance of the local Primary School, shops and many village amenities. The accommodation is presented to a high standard throughout and offers three good size bedrooms, family bathroom plus ground floor shower room, a splendid 17'9 x 9'8 re-fitted kitchen/breakfast room, 19'1 x 16'0 lounge plus spacious office. The property also boasts a good size secluded and well maintained rear garden, recently laid block paved driveway providing ample off street parking, garage area, UPVC double glazing plus gas central heating. **EARLY VIEWING STRONGLY ADVISED.**

- Highly sought after location
- Three good size bedrooms
- 17'9" x 9'8" re-fitted kitchen/breakfast room
- Well maintained secluded rear garden
- Gas central heating & UPVC double glazing
- Walking distance of the Primary School & village amenities
- Family bathroom plus ground floor shower room
- 19'1" x 16'0" lounge plus office
- Block paved driveway providing ample parking
- EPC - D

## **Distances**

Boreham Primary School - 100 yards  
 A12 Boreham Interchange - 1.1 miles  
 Hatfield Peverel Railway Station - 3.1 miles  
 Chelmsford City Centre - 5 miles  
 London Stansted Airport - 20.4 miles

(All mileages are approximate)

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

UPVC double glazed entrance door. Stairs to first floor. Radiator.

#### **Shower Room**

Obscure double glazed window to side. White suite comprising low level WC and pedestal wash hand basin. Corner shower cubicle with tiled surround and fitted glass shower screen. Part tiled walls and tiled flooring. Built in under stairs storage cupboard.

#### **Kitchen/Breakfast Room**

5.42m x 2.97m (17'9" x 9'8" )

Double glazed windows to front and side and obscure double glazed door to side. A modern cream re-fitted gloss kitchen comprising a range of fitted units to base and eye level. Integrated appliances to remain including full height fridge/freezer, dishwasher, washing machine, double oven and induction hob with extractor over. Quartz worktops with built in sink unit with mixer taps. Feature lighting. Wood flooring. Radiator. Inset spot lighting. Coved ceiling.

#### **Lounge & Sitting Area**

5.82m x 4.88m (19'1" x 16'0" )

Two double glazed windows to rear and double glazed sliding patio door to rear. Feature fireplace. Picture rail. Coved ceiling. Two radiators.

#### **Office**

3.61m x 2.57m (11'10" x 8'5" )

Double glazed window and door to rear. Door to garage. Laminate flooring. Radiator.

### **FIRST FLOOR**

#### **Bedroom One**

3.51m x 3.02m (11'6" x 9'10" )

Double glazed window to rear. Radiator. Coved ceiling. Dado rail. Laminate flooring. Door to:-

#### **Walk In Wardrobe**

A large walk in wardrobe with extensive range of hanging space.

#### **Bedroom Two**

3.05m x 2.74m (10'0" x 8'11" )

Double glazed window to front. Range of fitted furniture including wardrobes, overhead storage units and dressing unit. Radiator. Coved ceiling. Laminate flooring.

#### **Bedroom Three**

2.95m x 2.41m (9'8" x 7'10" )

Double glazed window to side. Radiator. Laminate flooring. Coved ceiling.

#### **Family Bathroom**

Obscure double glazed window to front. White suite comprising panelled bath with shower over. Low level WC with concealed cistern and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls.

#### **Landing**

Double glazed window to side. Stairs to ground floor. Airing cupboard. Access to loft space.

## EXTERIOR

### Garage Area

Electric roller door to front. Power and light connected. Door to office.

### Front Garden

A recently laid block paved driveway providing ample off street parking. Various flowers and shrubs.

### Rear Garden

A well maintained and secluded rear garden commencing with a recently laid paved patio area. Remainder laid to lawn with various mature flowers, trees and shrubs. Fencing to boundaries. Timber framed shed to remain. Outside lighting.

### Services

Gas central heating. Mains water supply and drainage.

### 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.



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.

