

Paul Mason Associates



Main Road, Boreham, CM3 3AD  
Guide price £500,000



- Three bedrooms
- Ensuite to bedroom one
- Family bathroom
- Lounge
- Open plan kitchen/dining sitting room
- Ground floor cloakroom
- Single garage
- 100' rear garden
- Built 2018
- EPC - B

Built in 2018 this immaculate three bedroom property which is set back from the road and offering a large 100' garden to the rear. The accommodation comprises a principle bedroom with dressing area and modern ensuite shower room. There are two also further good sized bedrooms plus a family bathroom to the first floor. The ground floor living area is accessible via a long entrance hall and consist of a good sized lounge to the front and spacious open plan contemporary kitchen/dining and sitting room area with roof lantern and bifold doors opening to the garden. The property has a private driveway which leads to a detached single garage providing parking. The gardens to the rear have been well maintained and feature a secluded raised seating area with pergola over. The property is located on the outskirts of Boreham with easy access to the A12, train station at Hatfield Peverel. and the new Beaulieu station which is currently under construction. The city of Chelmsford is approx. 5.6 miles from the property with a host of facilities including restaurants, bars, shops and schools.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Distances

Hatfield Peverel Train Station - 2.1 miles

Boreham School - 1 mile

A12 - 1.6 miles

Chelmsford City - 5.6 miles

London Stansted Airport - 18.3 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Entrance door and side screen.  
Stairs to first floor and understairs storage cupboard.

#### Lounge

4.72m x 3.05m (15'5" x 10'0")  
Window to front and feature electric fire.

#### Open Plan Kitchen/Dining/Sitting Room

7.67m x 5.06m max (25'1" x 16'7" max)  
Bifold doors opening to rear garden, feature roof lantern plus part vaulted ceilings with two skylight windows, further window to rear. Contemporary units fitted to eye and base level finished with work surfaces and sink unit with mixer taps. Integrated dishwasher, fridge/freezer and washing machine. Built-in double oven, hob

and extractor over. Inset ceiling lights.

#### Cloakroom

White suite comprising inset wash hand basin with vanity unit below and low-level WC with concealed cistern. Inset ceiling lights and part tiled walls.

### FIRST FLOOR

#### Landing

Stairs to ground floor and access to loft space.

#### Bedroom One

3.28m plus dressing area x 2.95m (10'9" plus dressing area x 9'8")  
Window to rear.

#### Dressing Area

Built-in wardrobes to one wall and airing cupboard.

#### Ensuite

White suite comprising double width shower cubicle with tiled walls, wash hand basin with tiled splash back, and low-level WC with concealed cistern.

#### Bedroom Two

3.26m x 2.77m (10'8" x 9'1")  
Window to rear.

#### Bedroom Three

2.96m x 2.78m (9'8" x 9'1")  
Window to front.

## Family Bathroom

Obscure window to front. White suite comprising bath with tiled surround, inset wash hand basin with vanity unit below and low-level WC with concealed cistern. Part tiled walls and heated towel rail.

### EXTERIOR

#### Front Garden

Paved driveway leading to garage providing off street parking and access to entrance door. Lawn area and various flowers and shrubs. Gate to rear garden and outside lighting.

#### Single Garage

5.51m x 3.51m (18'0" x 11'6")  
Electric roller door to front and door to side.

#### Rear Garden

Commencing with a paved patio area with views over the gardens which are mainly laid to lawn with flower and shrub borders. Gate to side leading to driveway and door to garage. Raised timber decking with pergola over.

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Chelmsford

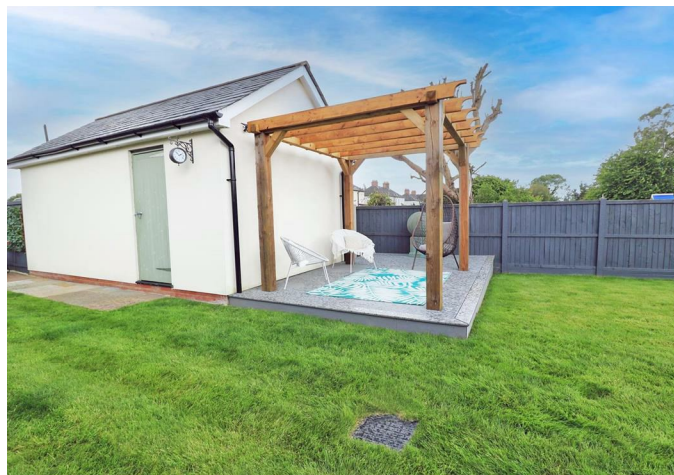
## Viewings

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.





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