

Paul Mason Associates



Fitzwalter Road, Boreham, Essex, CM3 3DA

Guide price £475,000

- Sought after location within short walking distance of the local Primary School
- Close to village amenities including shops, bus service and doctors
- Extended three bedroom semi detached home
- 21'6 x 13'6 lounge plus separate dining room
- Modern fitted kitchen plus utility room and separate hobby room
- Modern first floor shower room plus ground floor cloakroom
- Landscaped West facing rear garden plus landscaped frontage with ample parking
- Gas central heating with re-fitted boiler installed in Feb 2025
- Well presented throughout
- EPC - TBC

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

Situated in a highly sought-after location, this popular semi-detached family home enjoys a convenient position within easy walking distance of the highly regarded local primary school, recreational park, doctor's surgery, bus services, shops and a range of village amenities.

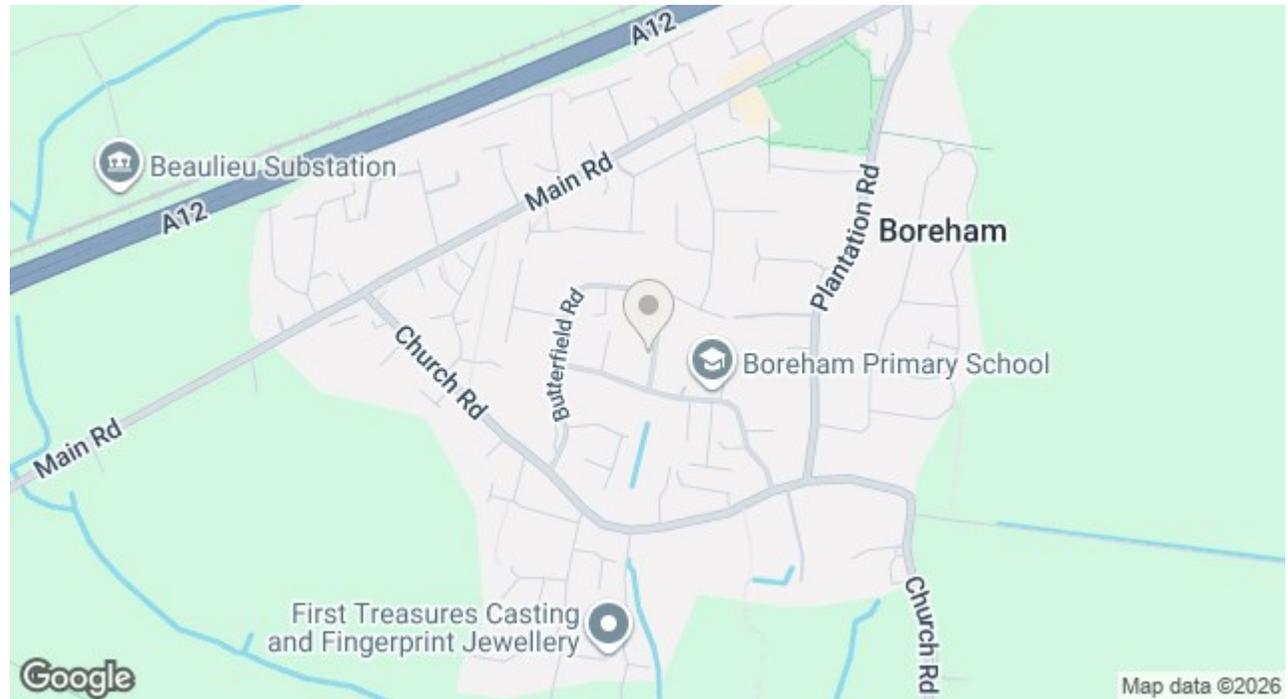
Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections. The property is also conveniently positioned with easy access to the A12, Hatfield Peverel and Chelmsford City Centre.

The property has been extended to the ground floor and provides well-presented, versatile accommodation throughout. The layout comprises a spacious reception hall, an impressive 21'6" x 13'6" lounge, separate dining room, modern high-gloss fitted kitchen with adjoining utility room, a useful hobby room with doors opening onto the rear garden, and a ground floor cloakroom/WC. To the first floor, there are three good-size bedrooms, complemented by a contemporary shower room.

The property is complemented by beautifully maintained and professionally landscaped gardens to both the front and rear. To the front, a recently paved driveway provides ample off-road parking. The rear garden has been thoughtfully designed and immaculately kept, featuring a generous private patio area and enjoying a favourable westerly aspect.

Further features include a useful electric vehicle charging point, gas central heating with a re-fitted boiler being installed in February 2025, and also UPVC double glazed windows throughout.

VIEWING STRONGLY ADVISED.



## 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

#### Lounge

6.56m x 4.13m max (21'6" x 13'6" max )

#### Dining Room

2.92m x 2.87m (9'6" x 9'4" )

#### Kitchen

3.44m x 3.17m (11'3" x 10'4" )

#### Utility Room/Side Lobby

4.30m x 2.11m max (14'1" x 6'11" max )

#### Claokroom

#### Hobby Room

2.73m x 2.36m (8'11" x 7'8" )

### FIRST FLOOR

#### Bedroom One

3.63m x 3.09m (11'10" x 10'1" )

#### Bedroom Two

3.06m x 2.84m (10'0" x 9'3" )

#### Bedroom Three

4.09m x 2.29m max (13'5" x 7'6" max )

#### Shower Room

2.68m x 2.50m (8'9" x 8'2" )

#### Landing

### EXTERIOR

#### Landscaped Front Garden

#### Off Street Parking For 3 Cars

#### Landscaped West Facing Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating - Boiler Installed February 2025  
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

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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