

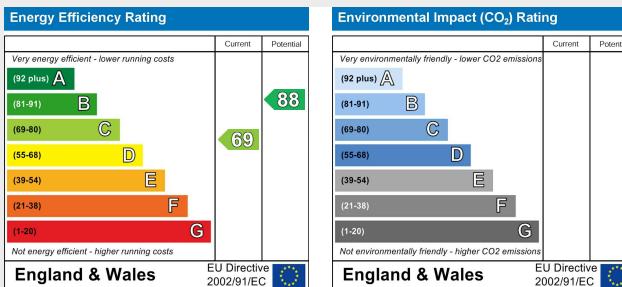
Paul Mason
Associates



Dudley Close, Boreham, CM3 3QA

Guide price £325,000

- Immaculately Presented Throughout
- Sought After Village Location
- Spacious 15'1" x 14'10" Lounge
- Modern Kitchen with Integrated Appliances
- Separate Dining Room with Sliding Doors to the Rear Garden
- Master Bedroom with Fitted Wardrobes and Dressing Table Area
- Three-Piece Family Bathroom
- Spacious Rear Garden with Patio Area
- Allocated Parking for Two Cars to the Front
- EPC - TBC



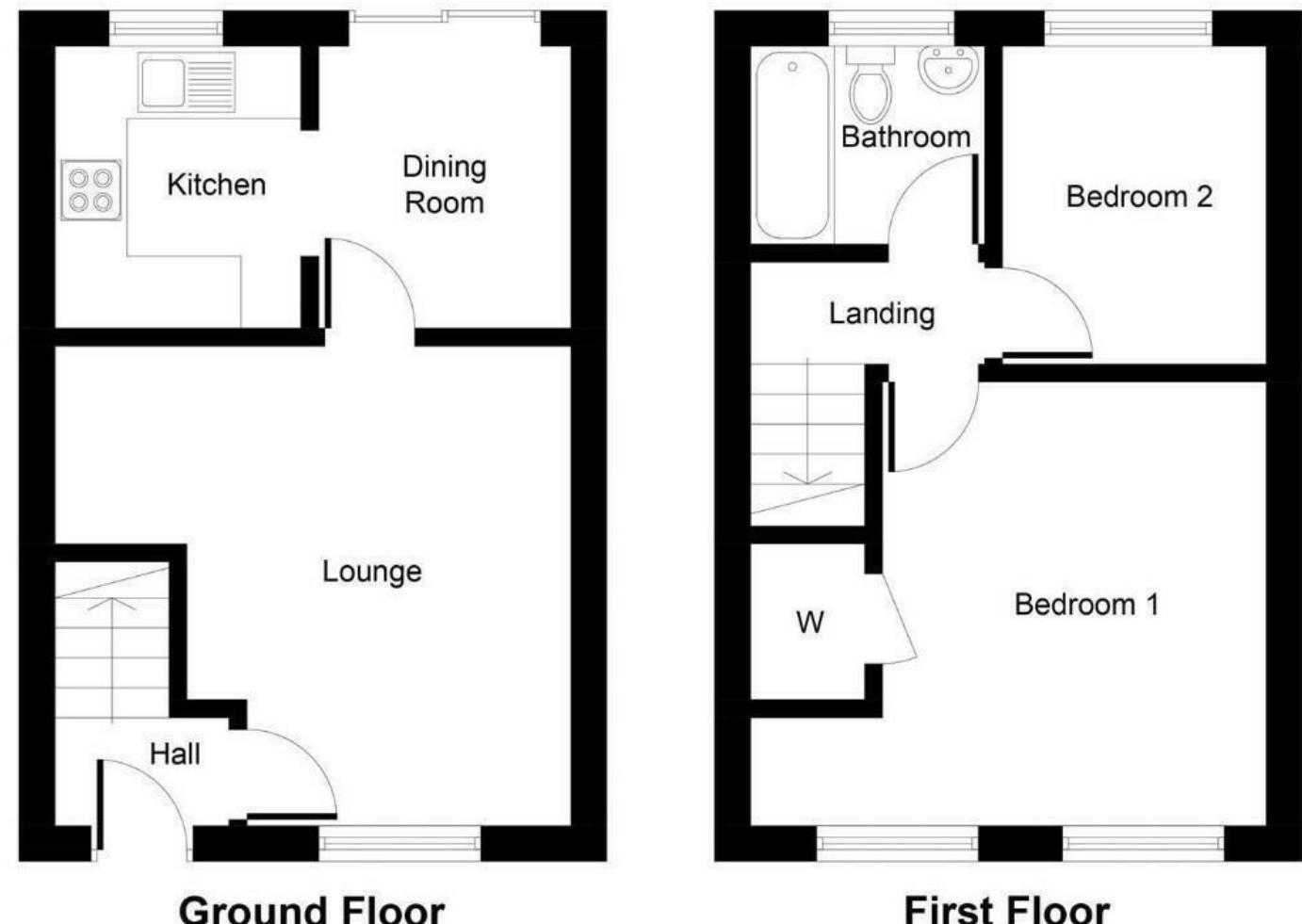
Guide price £325,000 - £335,000...Situated in the highly sought-after village of Boreham, this beautifully presented two-bedroom home offers modern living in a charming location, just a short walk from village amenities and the popular local pub, The Lion.

Immaculately maintained and updated to a high standard, the property boasts a bright and welcoming entrance hallway leading into a spacious lounge measuring 15'1" x 14'10", ideal for relaxing or entertaining. This flows seamlessly into a stylish, modern kitchen complete with integrated appliances, and a separate dining room with sliding doors opening onto the rear garden.

Upstairs, the property features two generous bedrooms. The master bedroom is particularly spacious at 14'11" x 12'3", offering fitted wardrobes and a dedicated dressing table area. The second bedroom also includes built-in storage and is served by a three-piece family bathroom.

Externally, the rear garden is perfect for outdoor living, with two patio areas ideal for entertaining and a well-maintained lawn with a timber shed. To the front, there is allocated parking for two cars, making it a practical choice for families or commuters.

This is a superb opportunity to acquire a modern, move-in-ready home in a desirable village setting.



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, which is currently under construction, is also within walking distance. It is expected that the station will be completed and opened to passenger services by end of 2025/early 2026.

Distances

A12 Boreham Interchange - 0.8 miles

Boreham Co-op - 0.1 miles

Boreham Primary School - 0.8 miles

Hatfield Peverel Railway Station - 2.8 miles

Chelmsford City Centre - 5.0 miles

(All distances are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hallway

Lounge

4.6m x 4.54m (15'1" x 14'10")

Dining Room

2.53m x 2.31m (8'3" x 7'6")

Kitchen

2.49m x 2.07m (8'2" x 6'9")

FIRST FLOOR

Landing

Bedroom One

4.56m x 3.74m (14'11" x 12'3")

Bedroom Two

2.85m x 2.52m (9'4" x 8'3")

Bathroom

EXTERIOR

Allocated Parking

Allocated parking to front for 2 cars

Rear Garden

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.

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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