

Paul Mason Associates



St. Andrews Road, Boreham, Essex, CM3 3DL

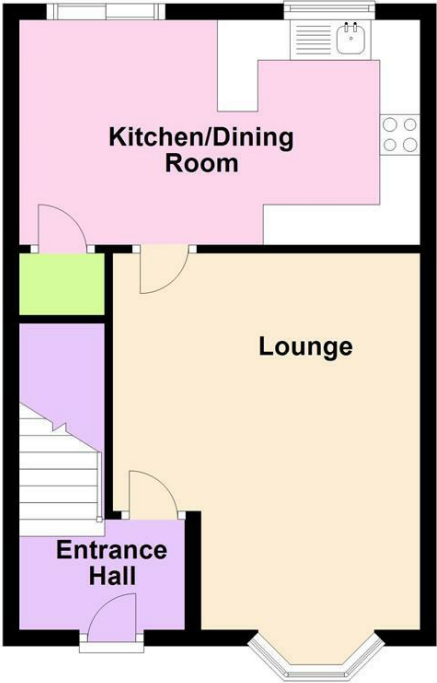
Guide price £385,000



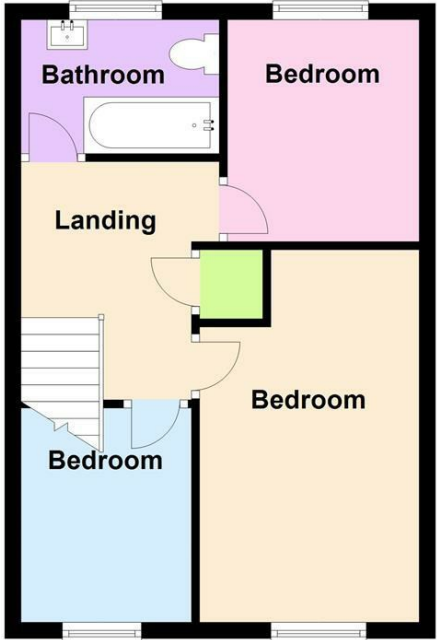
- Highly sought after location
- Three bedrooms
- Modern bathroom
- 15'9 x 12'6 max lounge
- 16' x 9'1 modern kitchen/dining room
- Well maintained secluded rear garden
- Garage and car port
- Driveway providing off street parking
- UPVC double glazing & gas central heating
- EPC - D

A well presented three bedroom semi detached family house, situated in a highly sought after cul-de-sac location. The property is ideally positioned within walking distance of many village amenities and Recreational Park, and also within a short drive of the A12 Boreham Interchange, Chelmsford City Centre and Hatfield Peverel train station with direct links to London Liverpool Street. The accommodation includes three bedrooms, modern family bathroom, 15'9 x 12'6 max lounge and 16'0 x 9'1 modern kitchen/dining room. The property also boasts a secluded and well maintained rear garden, single garage and car port, block paved driveway providing off street parking, UPVC double glazing and gas central heating. VIEWING STRONGLY ADVISED.

**Ground Floor**  
Approx. 405.1 sq. feet



**First Floor**  
Approx. 395.9 sq. feet



Total area: approx. 801.1 sq. feet

Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84		
	66		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Distances

Hatfield Peverel Train Station  
(3.8 miles)  
Boreham Primary School (0.5  
miles)  
A12 Boreham Interchange (1.6  
miles)  
Chelmsford City Centre (5.4  
miles)

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

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

#### Lounge

4.82m x 3.82m max (15'9" x 12'6"  
max)  
Double glazed window to front  
with fitted wooden shutters.  
Radiator. Coved ceiling. Fitted  
wood burner to remain.

#### Kitchen/Dining Room

4.88m x 2.79m (16'0" x 9'1" )  
Double glazed window to rear  
and sliding patio doors to rear. A  
range of modern high gloss  
units fitted to base and eye level.  
Laminate roll top work surfaces  
incorporating 1 1/2 bowl sink  
unit with mixer tap. Integrated

fridge, freezer and dishwasher.  
Built in oven with hob above and  
extractor hood over. Space and  
plumbing for washing machine.  
Part tiled walls. Coved ceiling.  
Tiled flooring. Underfloor  
heating. Built in under stairs  
storage cupboard.

### FIRST FLOOR

#### Bedroom One

3.99m + wardrobes x 2.99m  
(13'1" + wardrobes x 9'9" )  
Double glazed window to front  
with fitted wooden shutters. A  
range of built in wardrobes.  
Radiator. Coved ceiling. Wall  
light points.

#### Bedroom Two

2.96m x 2.36m (9'8" x 7'8" )  
Double glazed window to rear.  
Radiator. Coved ceiling.

#### Bedroom Three

3.08m x 2.00m (10'1" x 6'6" )  
Double glazed window to front  
with fitted wooden shutters.  
Radiator. Coved ceiling. Built in  
bulkhead storage cupboard.

#### Bathroom

Obscure double glazed window  
to rear. Modern white suite  
comprising panelled bath with  
mixer taps and shower over. Low  
level WC and vanity wash hand

basin with storage below and  
mixer taps. Chrome effect  
heated towel rail. Fully tiled  
walls. Tiled flooring. Coved  
ceiling.

### Landing

Stairs to ground floor. Access to  
part boarded loft. Built in airing  
cupboard. Coved ceiling.

### EXTERIOR

#### Detached Garage

Up and over door to front.  
Power and light connected.  
Door to rear leading to garden.

#### Carport & Driveway

Covered parking for one car  
and block paved driveway  
providing further parking. Gate  
giving access to rear garden.

#### Rear Garden

A secluded and well maintained  
rear garden commencing with a  
paved patio area. Remainder  
laid to lawn with various flowers  
and shrubs to borders.  
Fencing to boundaries. Large  
brick built garden shed. Area to  
side with pet enclosure.

### Services

Gas central heating. Mains  
water supply and drainage.

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







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