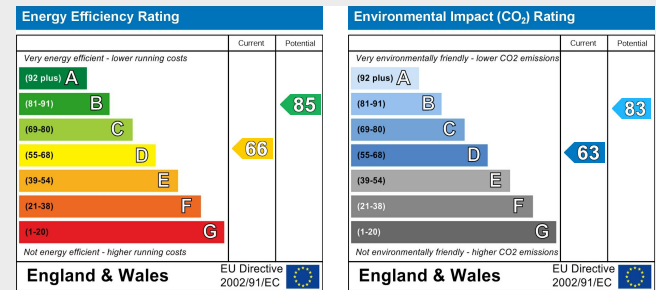


Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY
Offers In Excess of £425,000

- Detached Three Bedroom House
- Open Plan Living Room/Dining Room
- Garden Room with Access to Rear Garden
- Galley-Style Kitchen with Integrated Appliances
- Family Bathroom and Downstairs Cloakroom
- Two Double Bedrooms
- Third Bedroom being Used as a Home Office
- Non-Overlooked, Low Maintenance Rear Garden
- Parking for Numerous Vehicles on Driveway
- EPC - D



Located in the sought-after village of Boreham, this well-presented three-bedroom detached home, overlooking a small green to the front, offers comfortable and versatile living space, ideal for modern family life. The ground floor features a spacious open plan lounge/dining room with sliding doors opening into a bright garden room, providing a seamless connection to the rear garden. The galley-style kitchen is well equipped with integrated appliances, complemented by a convenient ground floor WC.

Upstairs, the property offers three bedrooms comprising two generous doubles, with the principal bedroom benefiting from fitted wardrobes, while the third bedroom is currently utilised as a home office. A modern three-piece family bathroom completes the first floor.

Externally, the private rear garden is not overlooked and has been thoughtfully designed for low maintenance, featuring a patio area ideal for entertaining, a seating area, and artificial lawn. The property is ideally positioned close to local shops and the popular Lion Inn, with excellent transport links to Chelmsford and London, including the recently opened Beaulieu Station.



Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street - 3
miles
London Stansted Airport - 26 miles
A12 - 0.8 miles
Beaulieu Park Station - 1.3 miles
(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Living Room/Dining
Room

7.26m x 3.87m (23'9" x 12'8")

Garden Room

2.13m x 2.35m (6'11" x 7'8")

Kitchen

2.82m x 2.39m (9'3" x 7'10")

FIRST FLOOR

Landing

Built-in airing cupboard housing
hot water cylinder and immersion.
Access to part boarded loft space
via pull down ladder. Stairs to
ground floor, window to side.

Bedroom One

3.04m x 2.90m (9'11" x 9'6")

Bedroom Two

3.46m x 2.41m (11'4" x 7'10")

Bedroom Three

2.60m x 2.37m (8'6" x 7'9")

Bathroom

EXTERIOR

Front Garden

Single Garage

5.29m x 2.68m (17'4" x 8'9")

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 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.



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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