

Paul Mason Associates



Fitzwalter Road, Boreham, CM3 3DA

Guide price £475,000

- Generous Corner Plot in a Village Location
- Four Well-Proportioned Bedrooms
- En-Suite to the Second Bedroom
- Off-Road Parking for 2/3 Cars
- Generous Sized Lounge and Kitchen/Dining Room
- Well Presented Throughout
- Walking Distance to Amenities and Local Primary School
- Timber Summerhouse to Remain
- South Facing Rear Garden
- EPC - D

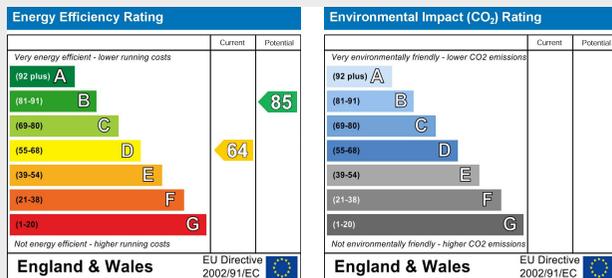
Situated on a generous corner plot in the highly sought-after village of Boreham, this well-presented four-bedroom semi-detached home offers spacious and versatile living ideal for families. The property is in prime village location, within walking distance of local shops and a well-regarded primary school.

The property welcomes you via a good-sized porch leading into a central hallway, which in turn opens into a generous kitchen fitted with integrated appliances. The kitchen flows seamlessly into an open-plan dining area, with French doors providing direct access to the rear garden—perfect for entertaining. The lounge is equally impressive in size, featuring a large front-facing window that fills the space with natural light, along with additional doors opening out to the garden.

Upstairs, the property offers four well-proportioned bedrooms, including two doubles and two singles, with the smallest currently utilised as a home office. The accommodation is complemented by a modern three-piece family bathroom and an en-suite shower room to the second bedroom.

Externally, the south-facing rear garden is a standout feature, offering a high degree of privacy and not being overlooked. It is mainly laid to lawn with a patio seating area and established shrubbery. Additional benefits include a shed and a substantial outbuilding with electricity, currently used as a gym. A side gate provides access to a private parking area with space for two/three vehicles. To the front, there is a large lawned garden and double gates allowing for additional off-road parking if required.

Internal viewing is highly advised!



ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.6m x 1.4m (5'2" x 4'7")

Hallway

3.9m x 1.8m (12'9" x 5'10")

Kitchen/Dining Room

6.1m x 4.9m (20'0" x 16'0")

Lounge

6.6m x 4.2m (21'7" x 13'9")

FIRST FLOOR

Landing

2.3m x 1.8m (7'6" x 5'10")

Bedroom One

3.9m x 3.6m (12'9" x 11'9")

Bedroom Two

3.6m x 2.9m (11'9" x 9'6")

En-Suite

2.9m x 1.5m (9'6" x 4'11")

Bedroom Three

3.6m x 2.8m (11'9" x 9'2")

Bedroom Four

3.2m x 2.4m (10'5" x 7'10")

Bathroom

2.6m x 2.0m (8'6" x 6'6")

EXTERIOR

Rear Garden

Frontage

Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

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.



Ground Floor



First Floor



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