

Paul Mason Associates



Villiers Place, Boreham, Essex, CM3 3JN

Guide Price £180,000 - £190,000

- One-bedroom ground floor maisonette situated in the popular village of Boreham
- NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, downsizers or investors
- Private side garden, providing a pleasant outdoor space to relax and enjoy
- Good-sized lounge with a useful built-in storage cupboard
- Generously sized kitchen with fitted units, worktop space and room for freestanding appliances
- Double bedroom offering ample space for bedroom furniture
- Three-piece bathroom comprising a bath, wash hand basin and WC
- Walking distance to local amenities, including shops, restaurants, public houses and Beaulieu Park railway station
- 81 years left on the lease
- EPC - C

****GUIDE PRICE £180,000 - £190,000****.....Situated within the popular village of Boreham, this one-bedroom ground floor maisonette offers well-proportioned accommodation, a private side garden and a convenient location within walking distance of local amenities, including shops, restaurants and the new Beaulieu Park railway station. The property also benefits from NO ONWARD CHAIN.

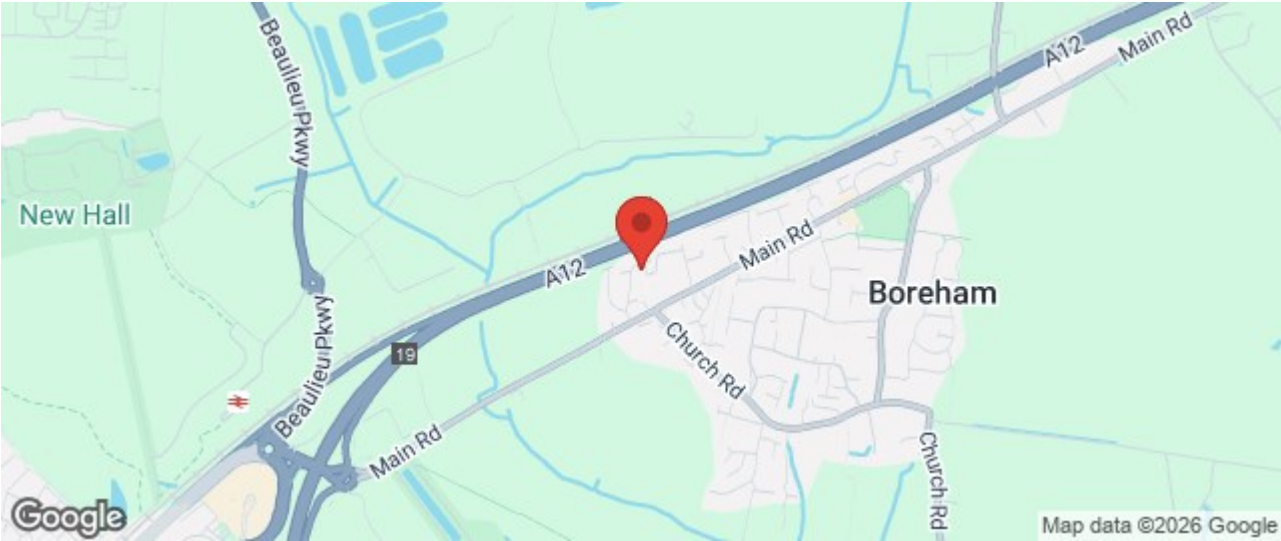
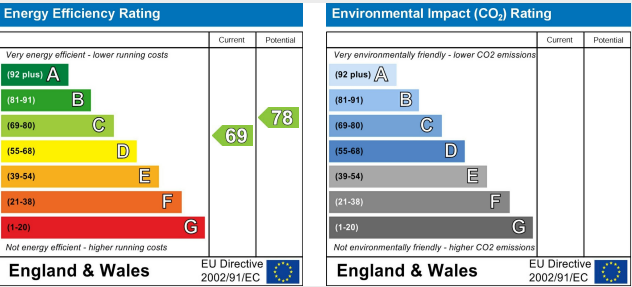
The property is entered directly into a good-sized lounge, providing a comfortable space for both relaxing and entertaining. The lounge also benefits from a useful built-in storage cupboard, ideal for keeping everyday essentials neatly tucked away.

Leading through from the lounge is a generously sized kitchen, offering a range of fitted units and worktop space, alongside room for freestanding appliances, including a fridge and washing machine. The accommodation continues with a bedroom offering sufficient space for a double bed, while the three-piece bathroom comprises a bath, wash hand basin and WC.

Externally, the property benefits from its own private side garden, providing a pleasant outdoor space to enjoy during the warmer months.

Boreham is a highly sought-after village offering a range of everyday amenities, including local shops, restaurants and public houses. The newly opened Beaulieu Park railway station provides convenient rail connections, while the nearby A12 offers excellent road links towards Chelmsford, Colchester and London.

This property would make an ideal purchase for first-time buyers, downsizers or investors seeking a conveniently located home with the added benefit of private outdoor space.



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, currently under construction, is also ideally located approx 1.3 miles from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

ACCOMMODATION

Lounge

4.74m x 2.70m (15'6" x 8'10")

Kitchen

3.53m x 1.83m (11'6" x 6'0")

Bedroom

3.61m x 2.55m (11'10" x 8'4")

Bathroom

1.95m x 1.84m (6'4" x 6'0")

EXTERIOR

Private Side Garden

Allocated Parking for One

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Chelmsford

Leasehold Information

Seller has made us aware that there is 81 years left on the lease.

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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Sales | Lettings | Development | Investment

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