

Paul Mason Associates



The Chase, Boreham, CM3 3DF

Guide price £425,000

- Three-bedroom property situated in a popular Boreham location
- Set back from the road with attractive field views to the rear
- Spacious entrance porch providing useful space for coats and shoes
- 17'10" x 10'0" lounge with double doors leading into the garden room
- Generous open-plan kitchen/diner with ample worktop space and storage
- Separate utility room plus modern cloakroom
- Three good-sized bedrooms comprising two doubles and one single
- Rear garden with raised patio, lawn plus versatile outbuilding with potential as a home office or gym
- Large shingle driveway providing off-road parking for approximately six vehicles
- EPC - TBC

Situated in a popular location in Boreham and set back from the road, this spacious three-bedroom property offers well-proportioned accommodation, a generous driveway and an attractive rear garden enjoying open field views.

The property is approached via a spacious entrance porch, providing a practical area for coats and shoes, before continuing into the entrance hall. From here is the 17'10" x 10'0" lounge, featuring a window to the front and double doors opening into the garden room. Currently used as a playroom, this versatile additional reception space enjoys views and access towards the rear garden.

A particular feature of the home is the spacious open-plan kitchen/diner, offering an excellent range of worktop space and storage together with plenty of room for a dining table and chairs. This is complemented by a separate utility room with doors providing access to both the front and rear of the property. A modern ground-floor cloakroom completes the downstairs accommodation.

Upstairs, there are three good-sized bedrooms comprising two doubles and a single. The principal bedroom benefits from a useful cupboard currently utilised as a fitted wardrobe, although the room itself is presently arranged as a home office. Completing the first floor is a three-piece family bathroom benefiting from a bath with shower over.

Outside, the rear garden enjoys an attractive outlook across the adjoining fields. A raised patio provides a dedicated seating and entertaining area, with steps leading down to the lawn, which is bordered by a variety of established shrubs and trees.

The garden also features a substantial outbuilding, currently used for storage. Being of permanent construction, it provides excellent potential for a variety of uses, such as a home office, gym or hobby room.

To the front, the property is set well back from the road with a particularly generous shingle driveway providing off-road parking for approximately six vehicles..



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Location...

ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall

Lounge

5.44m x 3.05m (17'10" x 10'0")

Kitchen/Diner

6.41m x 3.98m (21'0" x 13'0")

Utility Room

3.82m x 2.04m (12'6" x 6'8")

Cloakroom

1.39m x 0.98m (4'6" x 3'2")

Garden Room

4.13m x 2.46m (13'6" x 8'0")

FIRST FLOOR

Landing

Bedroom One

3.64m x 3.02m (11'11" x 9'10")

Bedroom Two

3.25m x 3.01m (10'7" x 9'10")

Bedroom Three

3.14m x 2.09m (10'3" x 6'10")

Family Bathroom

3.04m x 1.73m (9'11" x 5'8")

EXTERIOR

Rear Garden

Outbuilding

6.20m x 2.85m (20'4" x 9'4")

Driveway for Numerous Vehicles

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.

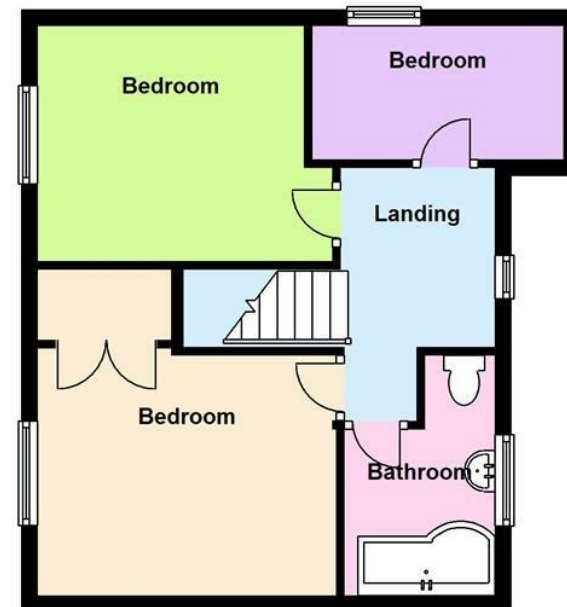
Ground Floor

Approx. 664.4 sq. feet



First Floor

Approx. 437.2 sq. feet



Total area: approx. 1101.7 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.



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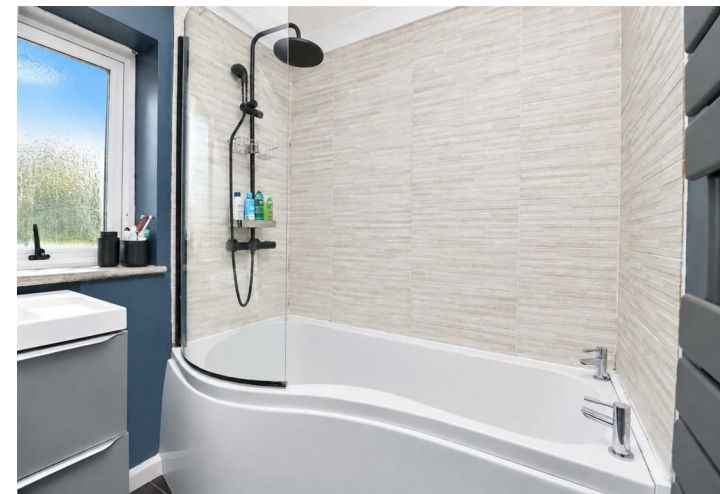
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