

Paul Mason Associates



Claypits Road, Boreham, Essex, CM3 3BZ
Guide price £550,000

- Extended and Fully Refurbished Throughout
- Well Presented Accommodation
- Open Plan Kitchen/Dining/Sitting Room
- Separate Lounge
- Three Bedrooms
- Four Piece Family Bathroom Suite
- Driveway Providing Off-Road Parking
- Single Garage
- NO ONWARD CHAIN
- EPC - TBC

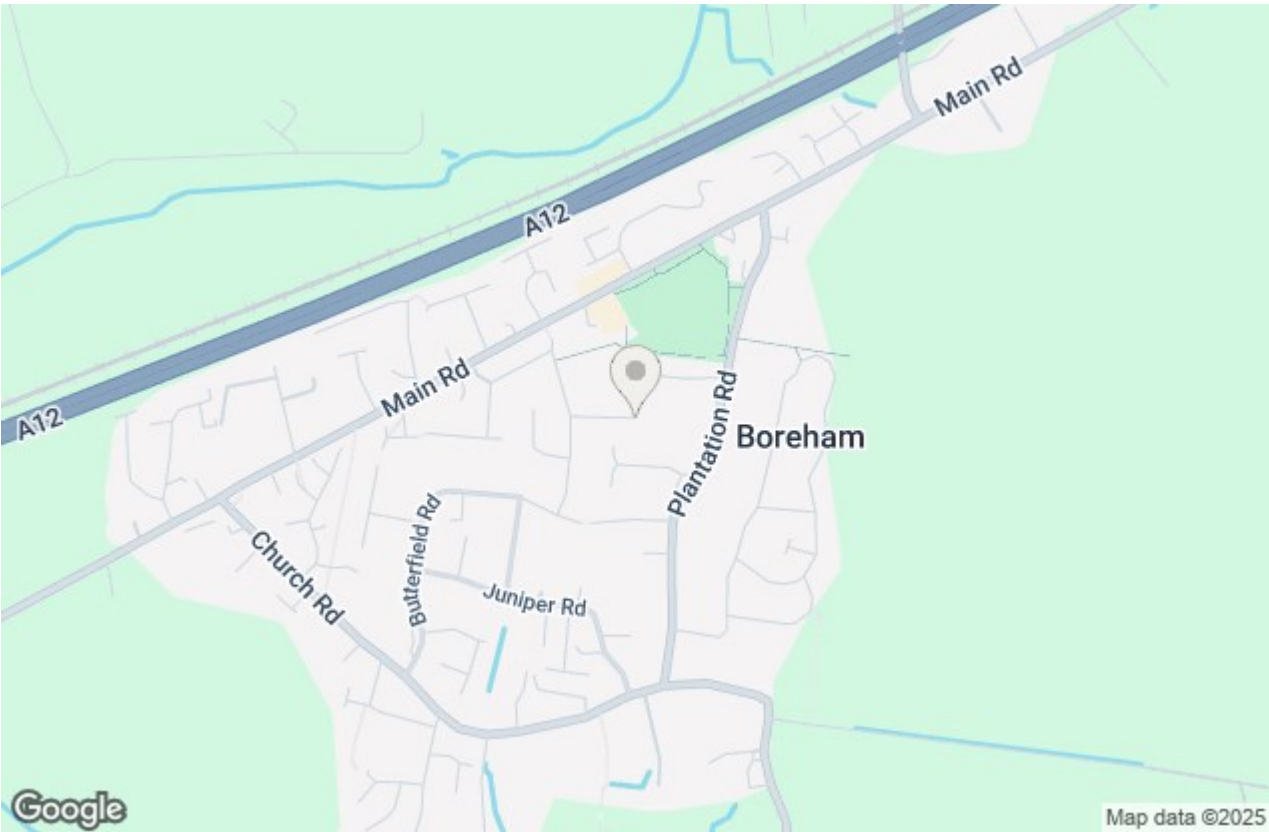
**** No Onward Chain **** This fully refurbished three bedroom semi-detached home is located in the popular village of Boreham. The accommodation benefits from a rear extension with a feature roof lantern and brand new kitchen with fitted appliances.

To the ground floor, the property commences with a large open plan kitchen/dining/sitting room measuring 23'11" x 20'4" with dual aspect sliding patio doors opening to the rear garden, making the space ideal for entertaining guests or relaxing with the family. The ground floor also benefits from a separate lounge with a feature fireplace. To the first floor, the landing provides access to the three bedrooms and the modern four piece bathroom suite which includes a free standing roll top bath.

Externally, the property is set back from the road with a paved driveway leading to the garage, providing off road parking for numerous vehicles. There is access to the rear garden via the side gate which is mostly laid to lawn with a decked seating area. The garage can also be accessed from the garden via the pedestrian door.

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

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. 1.4 miles from the property. It is expected that the station will be completed and opened to passenger services by end of October 2025.

ACCOMMODATION

GROUND FLOOR

Kitchen/Dining/Sitting Room

7.3m x 6.2m (23'11" x 20'4")

Lounge

4.7m x 3.2m (15'5" x 10'5")

FIRST FLOOR

Landing

Bathroom

Bedroom One

4.1m x 2.7m (13'5" x 8'10")

Bedroom Two

3.6m x 3.0m (11'9" x 9'10")

Bedroom Three

2.8m x 2.2m (9'2" x 7'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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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