

Paul Mason Associates



Butterfield Road, Boreham, Essex, CM3 3BP

Guide price £425,000

- No onward chain
- Short walk to local amenities and Primary school
- Three bedroom detached house
- Lounge and dining room
- Fitted kitchen
- Garage with utility area
- Large block paved driveway providing ample parking
- Secluded West facing rear garden
- In need of some improvement with scope to extend subject to any required planning consent
- EPC - E

A popular and sought after three bedroom detached family home, ideally situated in a highly desirable location, within short walking distance of local shops, doctors and many other village amenities including the highly regarded local Primary School. The property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2026. The property is in need of some improvement with the accommodation comprising three bedrooms, first floor bathroom plus ground floor cloakroom, 17'10 x 12'4 lounge, separate dining room and fitted kitchen. The property also benefits from single garage, large block paved driveway providing ample off street parking and a good size secluded West facing rear garden. The property is offered for sale with NO ONWARD CHAIN and boasts space to extend, subject to any required planning consent. The property is also ideally positioned with easy access to the A12, Chelmsford City centre and Hatfield Peverel offering a train station, with direct links to London Liverpool Street.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>53</b>	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

### 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 just over a mile from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

### Distances

Boreham Primary School 0.1 miles  
Boreham Village Shops & Post Office 0.1 miles  
A12 Boreham Interchange 1 mile  
Beaulieu Station 1.2 miles  
Hatfield Peverel Train Station 3.3 miles  
Chelmsford Town Centre 4.8 miles

(All distances are approximate)

### ACCOMODATION

#### GROUND FLOOR

##### Entrance Hall

##### Lounge

5.44m x 3.71m (17'10" x 12'2")

##### Kitchen

2.84m x 2.67m (9'4" x 8'9")

##### Utility

2.44m x 2.29m (8' x 7'6")

##### Dining Room

2.95 x 2.68 (9'8" x 8'9")

##### Cloakroom

##### Former Garage/Storage

2.46 x 2.27 (8'0" x 7'5")

#### FIRST FLOOR

##### Bedroom One

3.60 x 3.20 (11'9" x 10'5")

##### Bedroom Two

3.27 x 2.95 (10'8" x 9'8")

##### Bedroom Three

2.69m x 2.08m (8'10" x 6'10")

##### Family Bathroom

##### Landing

#### EXTERIOR

##### Garage

##### Front Garden/Large Block Paved Driveway

##### Rear Garden - Approx 37' x 47'

##### 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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