

Paul Mason Associates

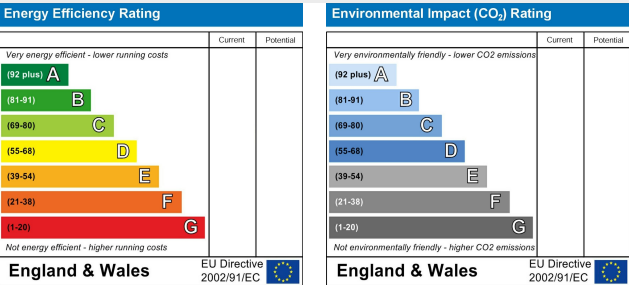


Villiers Place, Boreham, Essex, CM3 3JW

Guide price £318,500



- No Onward Chain - Vacant Possession
- Two Double Bedrooms
- Ideal First Time Buy or Investment
- Spacious 16'4" x 12'7" Living Room/Dining Area
- Fitted Kitchen With Modern Cooker, Washing Machine and Fridge/Freezer To Remain
- Driveway Providing Off Street Parking
- Highly Sought After Village Location
- Spacious and Private Rear Garden
- Links to the A12 And Within Walking Distance Of The New Beaulieu Train Station - Coming Soon
- EPC - D

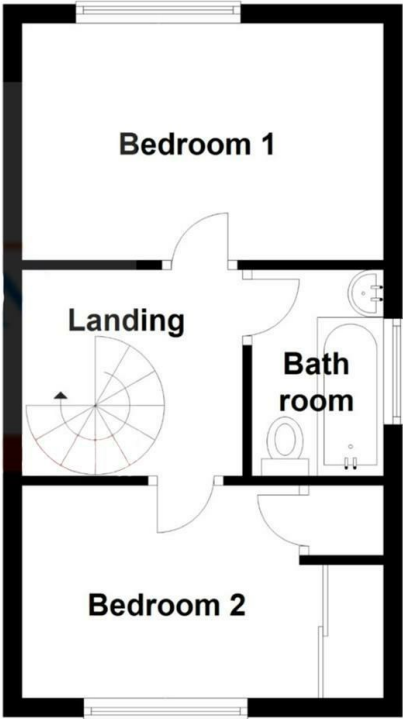
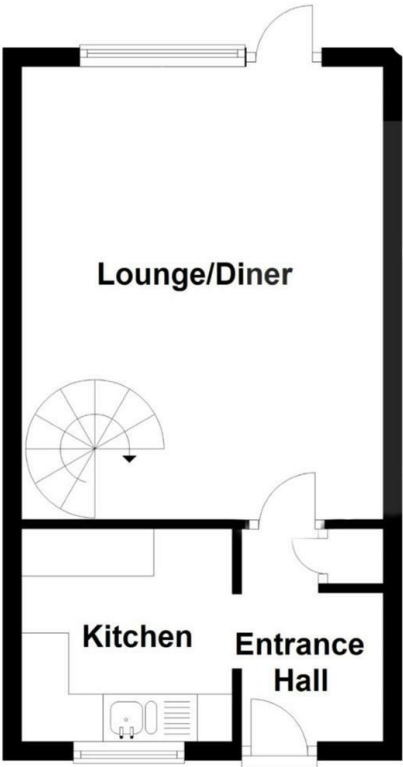


No Onward Chain - Vacant Possession\*\*\* .....This desirable two bedroom end-terrace house, located in the highly sought-after village of Boreham, offers a fantastic opportunity for both first-time buyers and investors. Ideally situated close to the village's local amenities and the renowned Lion Inn, this property enjoys a convenient location with easy access to the A12, providing excellent links to Chelmsford, Colchester and London, along with the new highly anticipated train station at Beaulieu, currently under construction and expected to open in early 2026, located within short walking distance.

Internally, the property is well presented having been redecorated throughout in a neutral white and with the accommodation boasting an entrance hallway, well-equipped kitchen with modern cooker, washing machine and fridge/freezer to remain and 16'4" x 12'7" reception room, which can be used as a living room/dining area, perfect for modern living. Upstairs, you will find two generous double bedrooms and a 3-piece family bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking, in addition to a spacious, private rear garden with side access, ideal for outdoor entertaining or relaxation.

This property is a must-see for anyone looking for their first property to purchase or to invest in a peaceful village setting.



### 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

Hatfield Peverel Train Station (3.1 miles)  
Boreham Primary School (0.5 miles)  
A12 Boreham Interchange (0.5 miles)  
Lion Inn (0.1 miles)  
Chelmsford City Centre (4.5 miles)  
(All mileages are approximate)

## ACCOMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

2.24m x 2.26m (7'4" x 7'4")

#### Lounge/Dining Room

4.98m x 3.84m (16'4" x 12'7")

### FIRST FLOOR

### Bedroom One

3.84m x 2.51m (12'7" x 8'2")

### Bedroom Two

3.15m x 2.26m (10'4" x 7'4")

### Family Bathroom

### Landing

### EXTERIOR

### Rear Garden

### Front Garden/Parking

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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.

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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