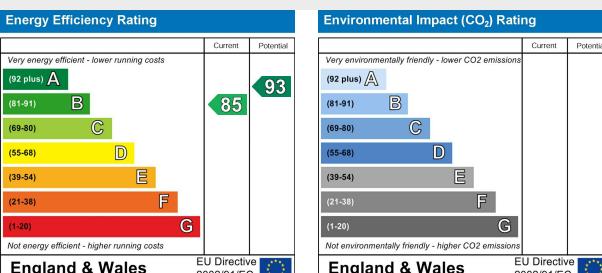


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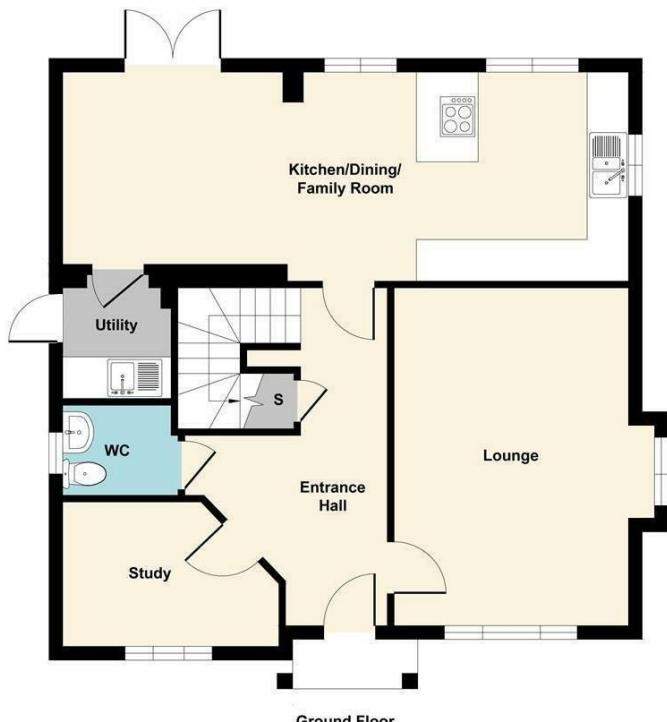


Orchard Way, Boreham, CM3 3GQ  
Offers in excess of £600,000

- Four bedrooms
- Ensuite to principal bedroom
- Family bathroom
- Lounge
- Study
- Open plan kitchen, breakfast room and family room
- Utility room and separate cloakroom
- Garage and car port
- Landscaped gardens
- EPC - B



A modern detached four bedroom property offering spacious accommodation and a large 85' landscaped rear garden. The residence comprises a dual aspect lounge, separate study and a wonderful open plan kitchen, breakfast and family room across the full width of the property, overlooking the rear garden. The kitchen is finished with modern fitted units and built-in appliances including fridge/freezer, oven, hob and extractor. The family area has a vaulted ceiling with skylights and glazed doors leading to the rear garden. The ground floor concludes with a utility room offering access to the side of the property/driveway and separate cloakroom. The first floor accommodation features four good sized bedrooms with an ensuite to the principal bedroom and a family bathroom with shower and separate bath. Externally the property includes a driveway with car port and access to the garage. The rear garden commences with a large paved terrace overlooking the gardens which are mainly laid to lawn with a further paved seating area with pergola over at the rear of the plot. The property is located close to open farmland and conveniently positioned for the village school.



**Paul Mason** Associates

## 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 1.5 miles away. It is expected that the station will be completed and opened to passenger services by end of 2025.

## Distances

Boreham Primary School (0.2 miles)

A12 Boreham Interchange (1.3 miles)

Hatfield Peverel Train Station (2.8 miles)

Witham Town Centre (5 miles)

Chelmsford City Centre (5 miles)

All distances are approximate

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

#### Study

3.25 x 1.80 (10'7" x 5'10")

Lounge

4.92 x 3.40 (16'1" x 11'1")

Kitchen/Dining Room

4.78 x 3.21 (15'8" x 10'6")

Family Room

2.97 x 2.84 (9'8" x 9'3")

Utility Room

1.92 x 1.73 (6'3" x 5'8")

### FIRST FLOOR

Bedroom One

3.46 x 3.14 (11'4" x 10'3")

Ensuite

Bedroom Two

3.78 x 2.73 (12'4" x 8'11")

### Bedroom Three

3.58 x 2.88 (11'8" x 9'5")

### Bedroom Four

2.67 x 1.88 (8'9" x 6'2")

### Family Bathroom

### EXTERIOR

### Single Garage

### Car Port

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

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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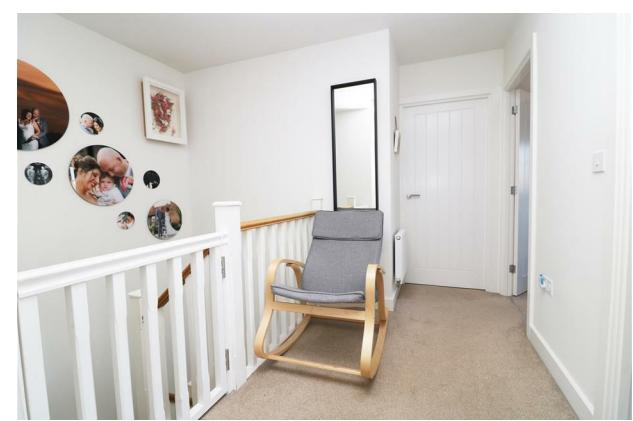
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