

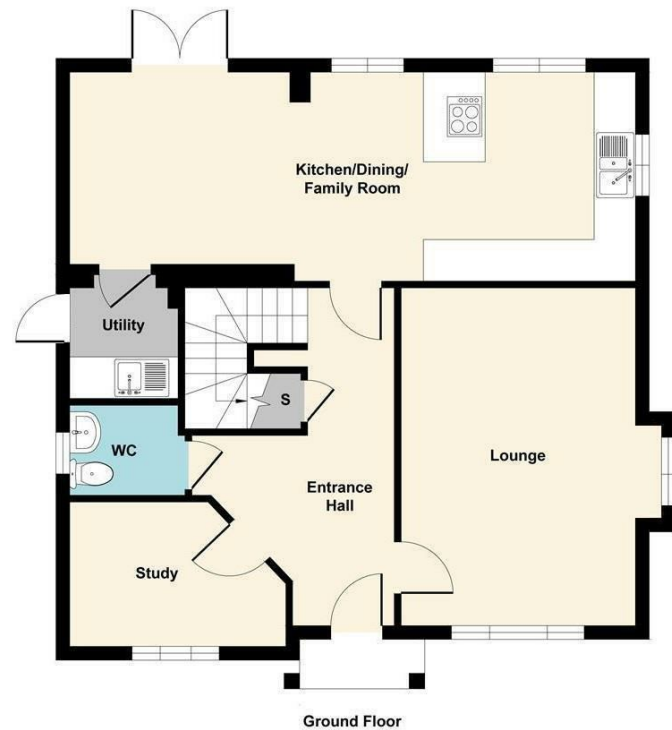
Paul Mason Associates



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.



Ground Floor



First Floor

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 1.5 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.



Paul Mason Associates

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