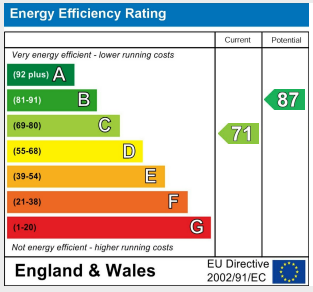
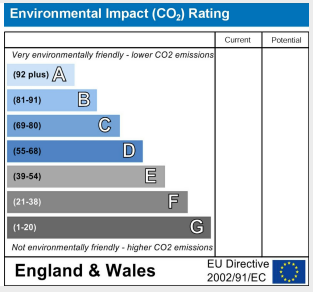


Boleyn Way, Boreham, Essex, CM3 3JJ

Guide Price £375,000 - £400,000

- Spacious and well-presented three-bedroom semi-detached home in a popular residential road in Boreham
- Conveniently located within walking distance of local shops, pubs, village amenities and the primary school
- Open kitchen featuring an integrated oven, breakfast bar and space for additional appliances
- Welcoming entrance porch providing useful storage for coats and shoes, leading into a spacious lounge
- Bright and airy dining room with a feature skylight and double doors opening onto the rear garden
- Partially converted garage providing a utility area, ground-floor bathroom and access to the remaining garage storage
- Three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a versatile third bedroom ideal as a home office or playroom
- Enclosed rear garden with patio seating area, lawn and raised children's play area, plus driveway parking for two vehicles
- Excellent transport links to Beaulieu Park railway station, offering connections into London
- EPC - C





GUIDE PRICE £375,000 - £400,000....Situated along a popular residential road in the sought-after village of Boreham, this spacious and well-presented three-bedroom semi-detached home offers versatile accommodation, ideal for families and first-time buyers alike. The property is conveniently located within walking distance of local shops, pubs, village amenities and the primary school, whilst also benefiting from excellent transport links to Beaulieu Park railway station, providing connections into London.

Upon entering the property, you are welcomed by a useful entrance porch, providing practical storage for coats and shoes, which leads through to the spacious and inviting lounge. To the rear, the kitchen features an integrated oven, space for a dishwasher and fridge/freezer, and a breakfast bar offering additional seating. The kitchen flows through to the dining room, which benefits from a feature skylight allowing plenty of natural light to flood the space, alongside a three door bi-fold opening directly onto the rear garden. The current owners have thoughtfully converted part of the garage to create a useful utility area and a ground-floor bathroom, complete with a three-piece suite including a bath with shower over.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double featuring fitted wardrobes along one wall, whilst the second bedroom is a comfortable single with space for additional wardrobes. The third bedroom is currently utilised as a children's playroom but would equally lend itself to a home office or nursery, depending on individual requirements.

Externally, the rear garden provides an ideal space for both relaxing and entertaining, with a patio seating area leading onto a lawn. To the rear of the garden is a raised wooden decked area, currently arranged as a children's play space. To the front of the property, a private driveway provides off-road parking for two vehicles.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location...

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge
4.81m x 4.23m (15'9" x 13'10")

Kitchen
4.80m x 2.86m (15'8" x 9'4")

Dining Room
4.42m x 3.14m (14'6" x 10'3")

Inner Hallway

Utility Room
2.55m x 1.83m (8'4" x 6'0")

Bathroom
2.44m x 1.87m (8'0" x 6'1")

FIRST FLOOR

Landing

Bedroom One
3.51m x 2.87m (11'6" x 9'4")

Bedroom Two
3.56m x 2.32m (11'8" x 7'7")

Bedroom Three
2.94m x 1.85m (9'7" x 6'0")

Bathroom

EXTERIOR

Rear Garden

Garage

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
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.













Paul Mason Associates

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

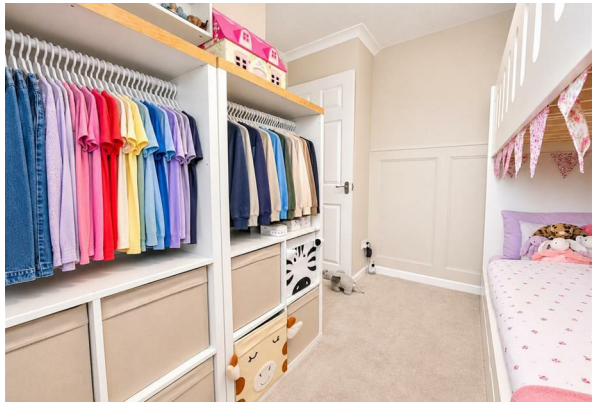
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F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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