

Paul Mason Associates



Gwyn Close, Boreham, Essex, CM3 3JR  
Offers in excess of £375,000

- Three-bedroom family home situated in the sought-after village of Boreham
- Located in a private cul-de-sac of just seven properties
- Spacious lounge/dining room with double doors opening onto the rear garden
- Good-sized kitchen
- Ground floor shower room and modern re-fitted first floor family bathroom with bath and shower overhead
- Three well-proportioned bedrooms
- Driveway providing ample parking and a garage with electric roller door
- Generous rear garden with patio, lawn and shed
- No onward chain
- EPC - TBC

We are pleased to offer for sale this three-bedroom family home, situated within a sought-after area of Boreham and tucked away in a private cul-de-sac of just seven properties, being offered for sale with the benefit of no onward chain.

The property is ideally located within walking distance of Boreham's local village amenities, including shops, and is also well placed for the new Beaulieu Park train station, offering links into London. The property offers excellent potential for buyers looking to put their own stamp on a home.

Upon entering the property, you are welcomed by an entrance hallway which leads through to a spacious 20'7" x 11'0" < 8'10" lounge/dining room, complete with double doors opening out to the rear garden. The kitchen is a good size and provides space for a washing machine and fridge/freezer, while a three-piece shower room completes the ground floor accommodation. To the first floor, there are three well-proportioned bedrooms along with a modern re-fitted three-piece family bathroom with a bath and shower over.

Externally, the property enjoys a generous rear garden with a patio seating area, with the remainder mainly laid to lawn. There is also a shed providing useful storage. To the front, the property benefits from a driveway providing ample off-road parking, as well as a garage with an electric roller door.

Keys held for viewings.

## *Floorplan*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(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				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		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 and Boreham Pharmacy, 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 new train station at Beaulieu Park is also ideally positioned within just over a mile walking distance.

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.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

##### Kitchen

3.44m x 2.47m (11'3" x 8'1")

##### Lounge

6.28m x 3.36m > 2.71m (20'7" x 11'0" > 8'10")

##### Shower Room

#### FIRST FLOOR

##### Landing

##### Bedroom One

3.45m x 3.38m (11'3" x 11'1")

##### Bedroom Two

2.83m x 2.48m (9'3" x 8'1")

##### Bedroom Three

3.32m x 2.75m (10'10" x 9'0")

#### EXTERIOR

##### Rear Garden

##### Garage with Electric Roller Door

5.56m x 2.60m (18'2" x 8'6")

### Driveway

### 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.



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