

Paul Mason Associates



Holmans, Boreham, Chelmsford, CM3 3EY

Guide price £270,000

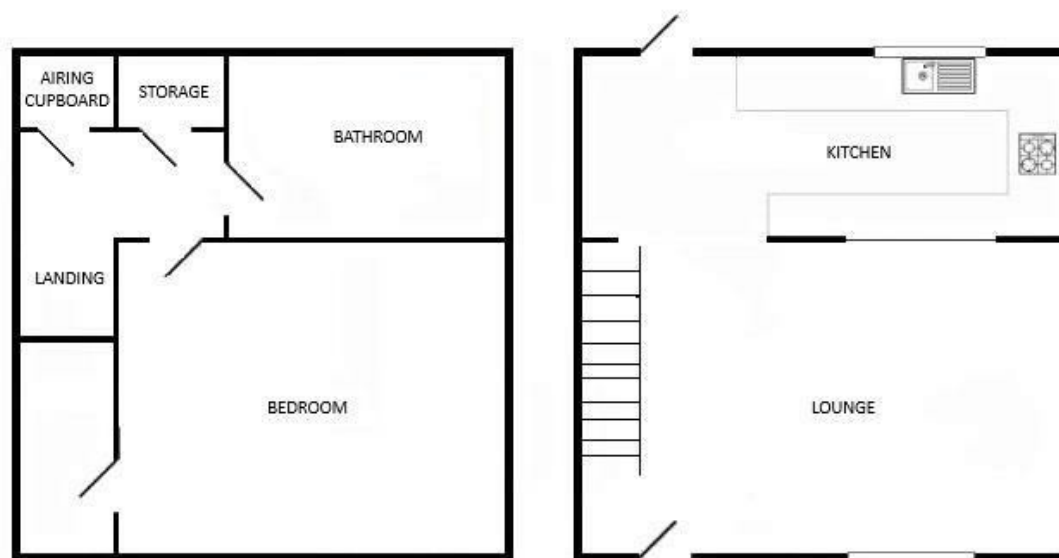
- Ideal for First Time Buyers
- Sought After Village Location
- Spacious Open Plan
Lounge/Kitchen
- Double Bedroom with Ample
Storage
- Three Piece Bathroom
- Secluded, Low Maintenance
Rear Garden
- Allocated Parking for Two Cars
with EV Charger Point
- Short Walk to Village Amenities
- Easy Access to A12 and
Hatfield Peverel Station
- EPC - D

Situated in the highly desirable village of Boreham, this well-presented one bedroom, end-terrace property offers an excellent opportunity for first-time buyers. Set in a quiet location close to local village amenities and the popular Lion Inn pub, the home combines comfort, convenience, and privacy.

Internally, the property is in good condition throughout and features an open-plan living space with a bright lounge area and a modern kitchen complete with integrated appliances. Upstairs, you'll find a generously sized double bedroom with built-in wardrobes and ample storage. A three-piece family bathroom and additional storage cupboards on the landing complete the accommodation.

Externally, the property benefits from two private parking spaces at the front with an EV charging point. To the rear, the secluded 40ft garden is not overlooked, offering a peaceful outdoor retreat. Designed for low maintenance, it features artificial grass, a paved patio ideal for entertaining, and a timber shed for extra storage. There is also side access to the front.

This delightful home ticks all the boxes for easy living in a vibrant village setting—don't miss your chance to view!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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, 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, which is currently under construction, is within 1 mile walking distance. It is expected that the station will be completed and opened to passenger services by end of 2025/early 2026.

ACCOMMODATION

GROUND FLOOR

Lounge

3.97m x 3.47m (13'0" x 11'4")

Kitchen

4.01m x 1.70m (13'1" x 5'6")

FIRST FLOOR

Landing

1.80m x 1.24m (5'10" x 4'0")

Bedroom

3.36m x 2.97m (11'0" x 9'8")

Bathroom

2.05m x 1.83m (6'8" x 6'0")

EXTERIOR

Rear Garden

Frontage

Allocated Parking

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.

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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