

Paul Mason Associates



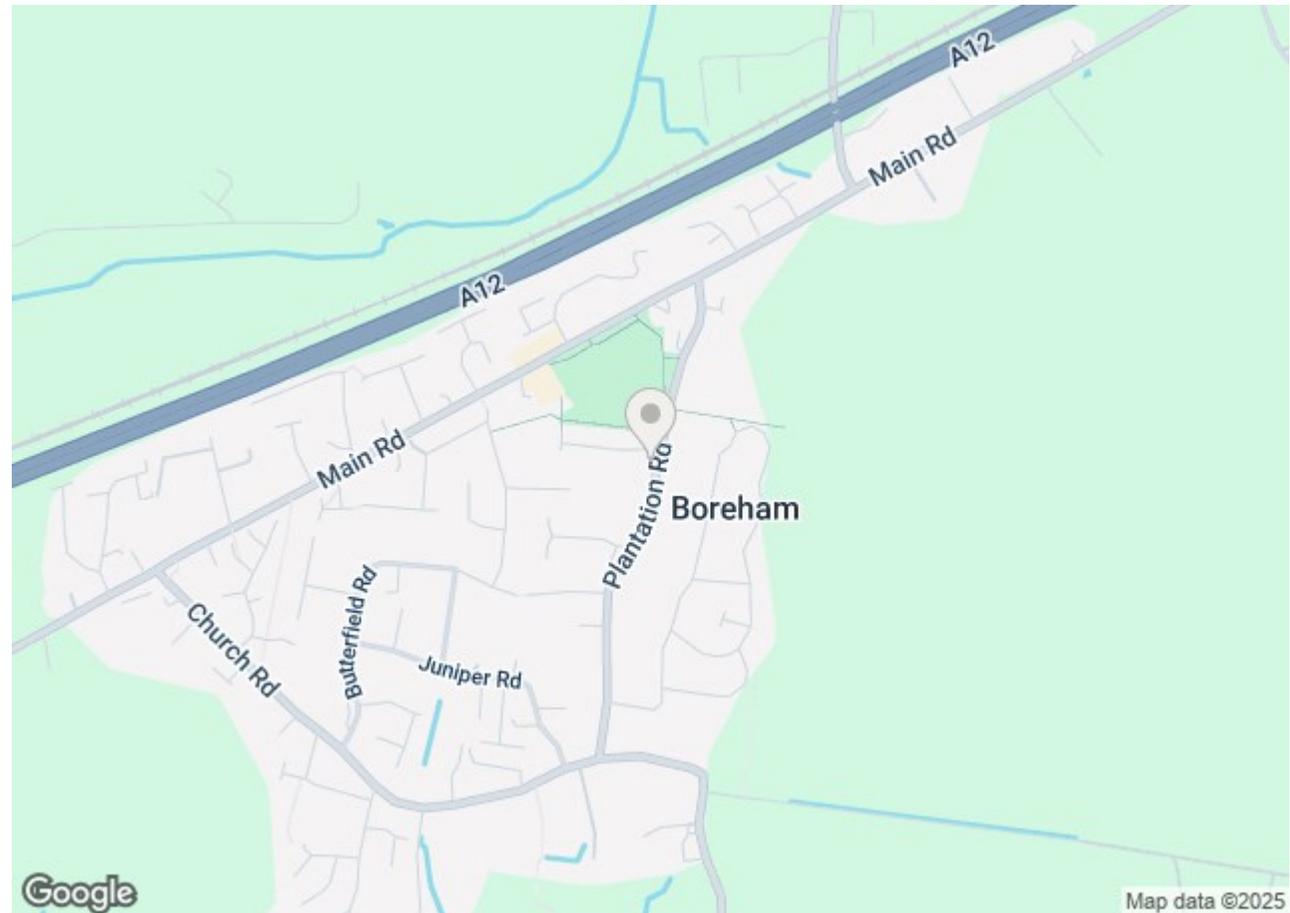
Allens Close, Boreham, Essex, CM3 3DR

Guide price £450,000

- Detached house
- Three bedrooms
- Family bathroom and ground floor cloakroom
- Lounge
- Dining room
- Kitchen/breakfast room
- Garden Room
- Double garage
- Large garden
- EPC - TBC

A three bedroom detached property with a double garage offering a large secluded rear garden and NO ONWARD CHAIN. The property which is in need of some modernising offers spacious accommodation including lounge and separate dining room, kitchen/breakfast room, garden room overlooking the rear garden and cloakroom to the ground floor. The first floor comprises three bedrooms and a family bathroom. The property is approached via a driveway to the front with access to a double garage and entrance door. The gardens at the rear commence with a large paved patio area which then opens to a lawned garden with established flower and shrub borders.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
	Current	Potential																																					
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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 1.7 miles from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

Distances

Boreham Primary School (0.5 miles)
Boreham Local Co-op - (0.5 miles)
A12 Boreham Interchange (1.6 miles)
Hatfield Peverel Train Station (2.7 miles)
Chelmsford City Centre (5.4 miles)
Witham Town Centre (5 miles)

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Porch

Dining Room

4.33m x 3.31m (14'2" x 10'10")

Lounge

4.93m x 3.98m (16'2" x 13'0")

Cloakroom

Kitchen/Breakfast Room

4.85m x 3.85m (15'10" x 12'7")

Garden Room

4.27m x 1.90m (14'0" x 6'2")

FIRST FLOOR

Landing

Bedroom One

4.02m x 2.72m (13'2" x 8'11")

Bedroom Two

3.25m x 2.97m (10'7" x 9'8")

Bedroom Three

3.07m x 2.11m (10'0" x 6'11")

Shower Room

EXTERIOR

Rear Garden

Front Garden

Double Garage

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford

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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