

Paul Mason ^{Associates}



Orchard Way, Boreham, Essex, CM3 3GR

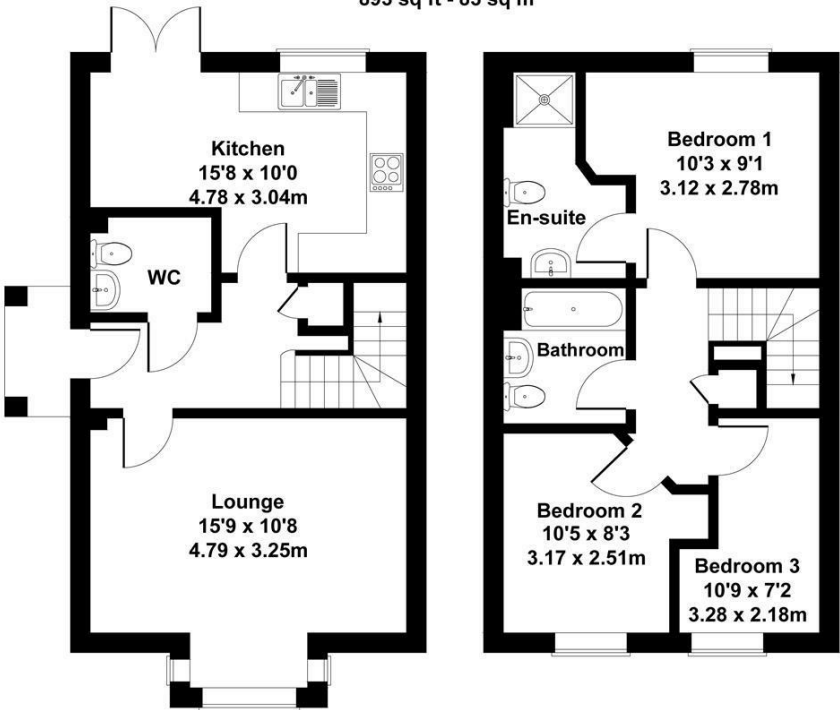
Guide price £475,000

- Detached
- Three bedrooms
- Ensuite
- Family bathroom
- Lounge
- Kitchen/breakfast room
- Ground floor cloakroom
- Driveway with car port
- Converted garage into home office plus storage to the front
- EPC - B

A modern three bedroom residence which was built in 2020 by messr Bloor Homes within a small development close to open farmland. The property is finished to a high standard and has many upgrades from the original build, as well converted garage which has been made into a home office/games room. The accommodation comprises three good sized bedrooms with the principal bedroom benefiting from an ensuite shower room. There is the addition of a well presented family bathroom to the first floor. The ground floor living spaces is accessible via a large entrance hall and comprises lounge, plus a kitchen dining room overlooking the rear garden, offering built-in upgraded appliances and modern units complimented with granite work surfaces. The walled rear garden commences with a large paved terrace which opens to the lawned gardens. There is a gate to the side and footpath that leads to the converted garage which could be used as a home office/games room. A long driveway to the side provides parking for several cars with car port and provides access to the front of the former garage which can be used for storage.

Boreham

Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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

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

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, Chelmsford is currently under construction, located an approx. 15min walk from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge
4.78m x 3.25m plus bay (15'8" x 10'7" plus bay)

Kitchen/Breakfast Room
4.79m x 3.04m (15'8" x 9'11")

Cloakroom

FIRST FLOOR

Landing

Bedroom One
3.12m x 2.78m (10'2" x 9'1")

Ensuite

Bedroom Two
3.17m x 2.51m (10'4" x 8'2")

Bedroom Three
3.28m x 2.18m (10'9" x 7'1")

Family Bathroom

EXTERIOR

Front Garden
Driveway to side of the property with car port and access to a storage area to the front of the former garage

Rear Garden
Commencing with a paved patio area with gate leading to the side and access to the former garage now being used as a home office.

Home Office/Games Room
4.00m x 3.05m (13'1" x 10'0")

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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