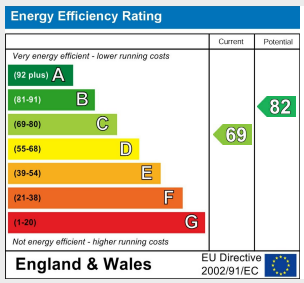
Paul Mason Associates

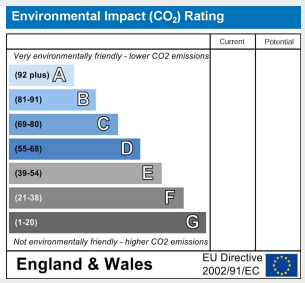


Claypits Road, Boreham, Essex, CM3 3BZ

Guide price £499,950

- Extended and improved semi detached house
- Highly sought after cul-de-sac location within walking distance of local amenities and the highly regarded Primary School
- Four good size bedrooms
- First floor family bathroom and ground floor shower room with Sauna
- 25'4" x 17'8" > 10'2" lounge/dining room
- Additional 15'8 x 10'5 sitting room plus study
- Large fitted kitchen/breakfast room
- Double length garage and driveway providing off street parking for three/four cars
- Substantial corner plot with large paved patio and secluded gardens
- EPC - TBC





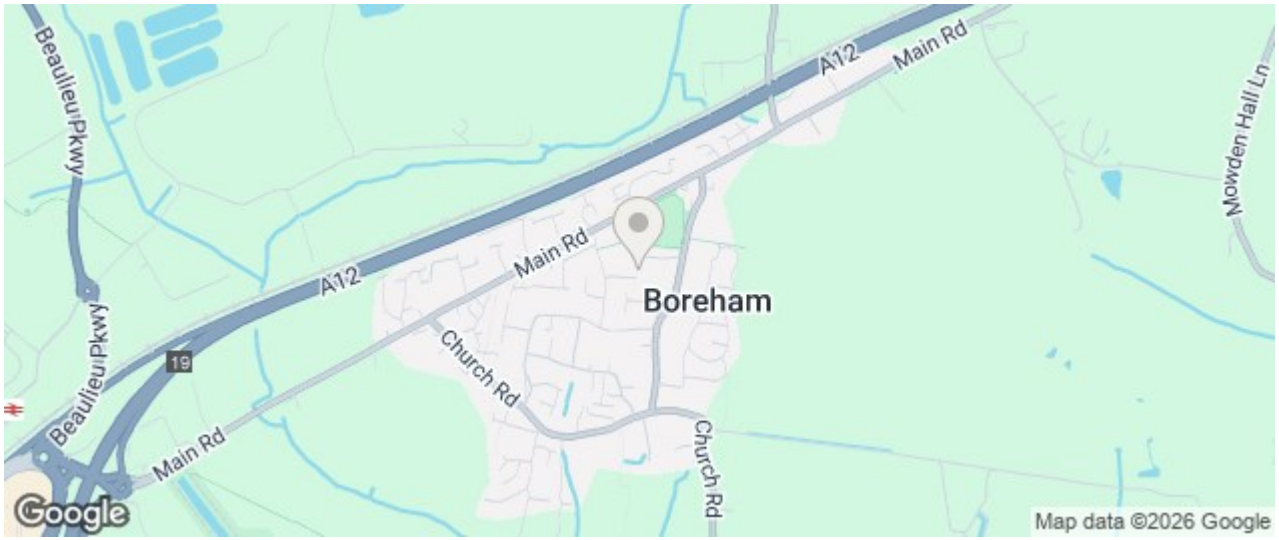
Situated within a pleasant cul-de-sac in the highly sought-after village of Boreham, on the outskirts of Chelmsford, is this spacious and well-proportioned extended four-bedroom semi-detached family home. Offering versatile accommodation, generous living space, ample off-road parking and an established rear garden, the property presents an excellent opportunity for families seeking a home in a desirable village setting.

The ground floor accommodation includes an impressive living room, enjoying plenty of natural light from the extensive glazing and doors overlooking the rear garden. The room provides ample space for comfortable seating and flows into a dining area, ideal for family meals and entertaining. The generously sized kitchen is fitted with an extensive range of traditional wooden units, providing excellent cupboard and worktop space. There is also an additional sitting room along with useful ground-floor shower room with sauna and a separate study, ideal for those working from home.

To the first floor are four good size bedrooms, offering flexible accommodation for growing families, together with a four piece family bathroom. Several rooms also benefit from fitted wardrobes.

To the front the property enjoys an extensive block-paved driveway providing off-road parking for several vehicles, together with access to the spacious double length garage. The established rear garden is predominantly laid to lawn with mature trees, shrubs and planted borders. A generous paved patio area incorporates a substantial covered seating structure, creating an ideal setting for outdoor dining, entertaining and relaxation.

Boreham is a highly regarded village offering a range of local amenities, including shops, public houses and schooling. The location is particularly convenient for commuters, providing excellent access to the A12, Chelmsford city centre and the recently opened Beaulieu Park railway station, which offers direct services to London Liverpool Street.



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 Hall

Shower Room With Sauna

Lounge / Dining Room
7.74m x 5.41m > 3.11m (25'4" x 17'8" > 10'2")

Study
2.67m x 2.14m (8'9" x 7'0")

Sitting Room
4.78m x 3.19m (15'8" x 10'5")

Kitchen / Breakfast Room
6.33m x 3.05m (20'9" x 10'0")

FIRST FLOOR

Bedroom One
3.61m x 3.44m (11'10" x 11'3")

Bedroom Two
3.58m x 2.76m (11'8" x 9'0")

Bedroom Three
2.80m x 2.21m (9'2" x 7'3")

Bedroom Four
3.71m x 1.99m (12'2" x 6'6")

Family Bathroom

Landing

EXTERIOR

Rear Garden

Double Length Garage

Off Street Parking

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


Bedroom
Bedroom
Bedroom
Bedroom
Kitchen
Living /
Dining Room
Office
Sauna
Reception Room
Garage
(Not Shown In Actual
Location / Orientation)











Paul Mason Associates

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

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

The Property Ombudsman SALES
OFT Approved code











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