

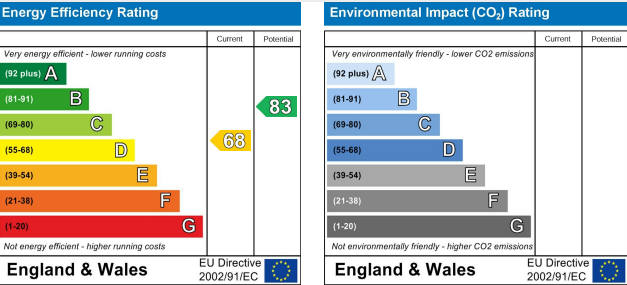
Paul Mason Associates



Butterfield Road, Boreham, CM3 3BP

Guide price £475,000

- Located in a Popular Village Location
- Close to Local Amenities
- Three Good Sized Bedrooms
- Lounge with Feature Fireplace
- Dining Room also used as a Family Room/Reception Room
- Modern Kitchen with Integrated Appliances
- Master Bedroom with a Dressing Room Area
- Contemporary Four Piece Family Bathroom
- Rear Garden with Garage
- Off Street Parking for 2/3 Cars
- EPC - D



Located in the highly sought-after village of Boreham, this spacious three-bedroom semi-detached property offers an excellent blend of village charm and modern convenience. Ideally situated within walking distance of local amenities and the popular village pub The Lion, the home also boasts superb connectivity to both Chelmsford and Colchester via the A12.

Upon entering the property, you are welcomed by an entrance hallway that leads to a generously sized 13'9" x 12'9" lounge. The well-equipped kitchen features integrated appliances and connects seamlessly to a separate dining room, which also functions as a versatile family room, offering a second reception space with bi-fold doors leading to the rear garden. The property has been extended to include an additional entrance and inner hallway with built-in storage cupboards, leading to a downstairs shower room, providing added practicality for modern family living.

Upstairs, the accommodation comprises three well-proportioned bedrooms and a contemporary four-piece family bathroom. The impressive master bedroom, measuring 18'4" x 12'1", provides ample space to incorporate a dressing area. Both the second and third bedrooms benefit from built-in storage, adding to the property's practicality.

Externally, the home features a driveway with off-street parking for two to three vehicles, a private garage for additional storage, and a well-maintained rear garden. The garden includes a paved patio ideal for outdoor entertaining, with the remainder laid to lawn.

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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 just over a mile from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

Distances

Boreham village shops, post office and co-op - 0.1 miles
Boreham Primary School - 0.2 miles
A12 Boreham Interchange - 1 miles
Hatfield Peverel Train Station - 3.4 miles
Chelmsford Town Centre - 4.9 miles

(All distances are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hallway

4m x 1.9m (13'1" x 6'2")

Lounge

4.2m x 3.9m (13'9" x 12'9")

Dining Room/Family Room

5.6m x 2.8m (18'4" x 9'2")

Kitchen

3.3m x 2.9m (10'9" x 9'6")

Inner Hallway

2.9m x 1m (9'6" x 3'3")

Shower Room

1.9m x 1.4m (6'2" x 4'7")

FIRST FLOOR

Landing

2.6m x 1.8m (8'6" x 5'10")

Bedroom One

5.6m x 3.7m (18'4" x 12'1")

Bedroom Two

3.6m x 3.6m (11'9" x 11'9")

Bedroom Three

3m x 2.5m (9'10" x 8'2")

Family Bathroom

3.3m x 2m (10'9" x 6'6")

EXTERIOR

Frontage

Driveway

Rear Garden

Garage

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.



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35 The Street
Latchingdon
Chelmsford
Essex
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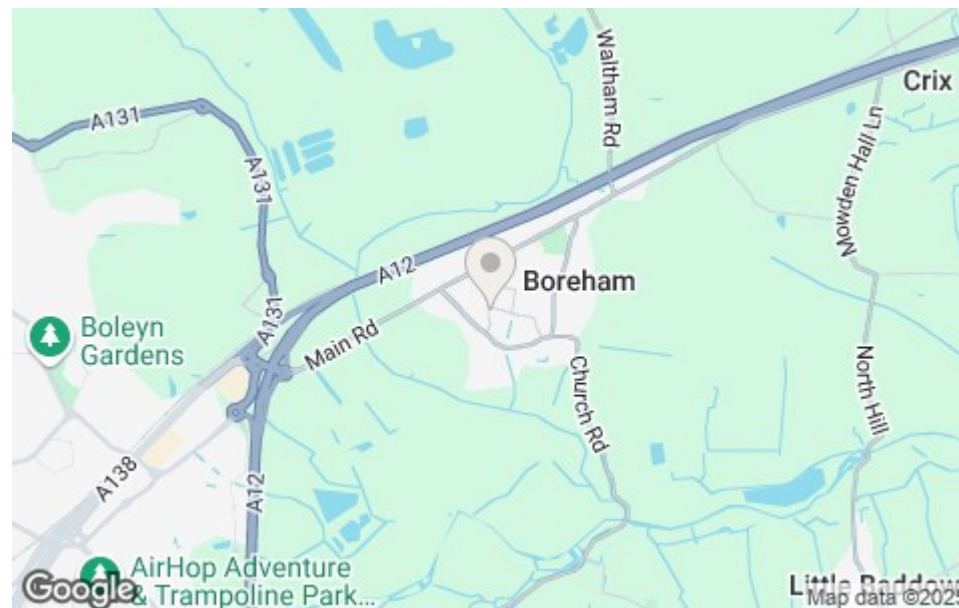
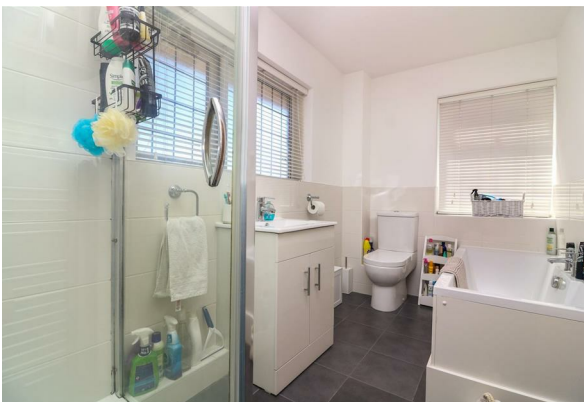
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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