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## Dukes Wood Close, Boreham, Essex, CM3 3FT

**Guide price £395,000**

A modern well presented three bedroom house, built in 2017 and situated in a desirable cul-de-sac within walking distance of many village amenities including shops, doctors, pubs/resturants and bus service. The property is also ideally positioned within easy access of Hatfield Peverel train station, the A12 Boreham interchange and Chelmsford city centre. The accommodation includes three good size bedrooms, modern family bathroom, en-suite shower room and ground floor cloakroom, 17'3 x 10'2 lounge and 12'5 x 11'5 modern fitted kitchen. Further features include a good size secluded rear garden, car port plus off street parking, gas central heating and UPVC double glazing. Early viewing advised.

- Sought after cul-de-sac location
- Well presented throughout
- Modern family bathroom, en-suite shower room & G/F cloakroom
- 12'5 x 11'5 modern fitted kitchen
- Double glazed windows
- Built in 2017
- Gas central heating
- 17'3 x 10'2 lounge
- Car port & off street parking
- EPC - B

### **Distances**

Boreham Primary School (0.7 miles)  
 Boreham Co-op (0.4 miles)  
 A12 Boreham Interchange (1.3 miles)  
 Hatfield Peveler Train Station (2.7 miles)  
 Chelmsford City Centre (5 miles)

(All distances are approximate)

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Entrance door. Stairs leading up to first floor landing with under stairs storage cupboard. Radiator.

#### **Cloakroom**

Modern whiye suite comprising low level WC and vanity wash hand basin with mixer taps. Heated towel rail.

#### **Lounge**

5.26m x 3.10m (17'3 x 10'2)

Double glazed window to front and double glazed French doors leading to rear garden. Two radiators. TV point.

#### **Kitchen/Dining Room**

3.78m x 3.48m (12'5 x 11'5)

Double glazed windows to rear and side and double glazed door leading to side. A range of modern fitted kitchen units to base and eye level. Stainless steel sink unit and drainer set into worktop surfaces. Integrated oven and gas hob with extractor hood over, fridge/freezer, washing machine and dishwasher. Concealed gas fired central heating boiler. Radiator.

### **FIRST FLOOR**

#### **Bedroom One**

5.23m x 3.12m (17'2 x 10'3 )

Double glazed windows to front and rear. Two radiators.

#### **Bedroom Two**

4.50m x 2.97m (14'9 x 9'9)

Double glazed window to front view. Radiator. Door to en-suite.

#### **En-suite Shower Room**

Obscure double glazed window to rear. Modern white suite comprising low level WC and vanity wash hand basin with tiled splash back. Large shower cubicle with tiled surround and fitted shower screen. Heated towel rail. Part tiled walls.

#### **Bedroom Three**

3.12m x 1.70m (10'3 x 5'7)

Double glazed window to front. Radiator.

#### **Family Bathroom**

Obscure double glazed window to rear. Modern white suite comprising panelled bath, low level WC and vanity wash hand basin with mixer taps. Heated towel rail. Part tiled walls.

#### **Landing**

Loft access. Airing cupboard and radiator. Stairs to ground floor.

### **EXTERIOR**

### Car Port

Car port providing off street parking. Pathway to front leading to side carport, which provides further off road parking for two cars. Double gates leading to rear garden.

### Rear Garden

A secluded rear garden with paved patio area. Remainder laid to lawn with fencing to boundaries. Timber framed shed to remain. Outside lighting.

### Services

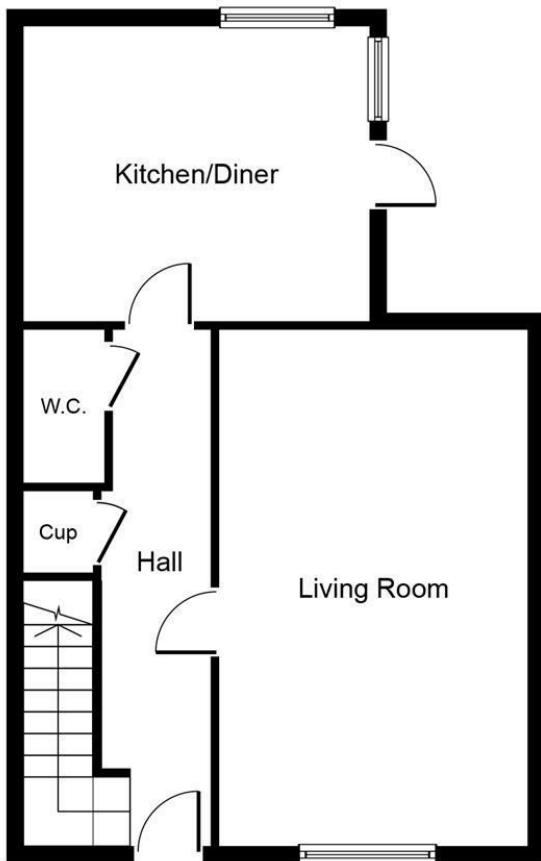
Gas central heating. Mains water supply and drainage.

### Viewings

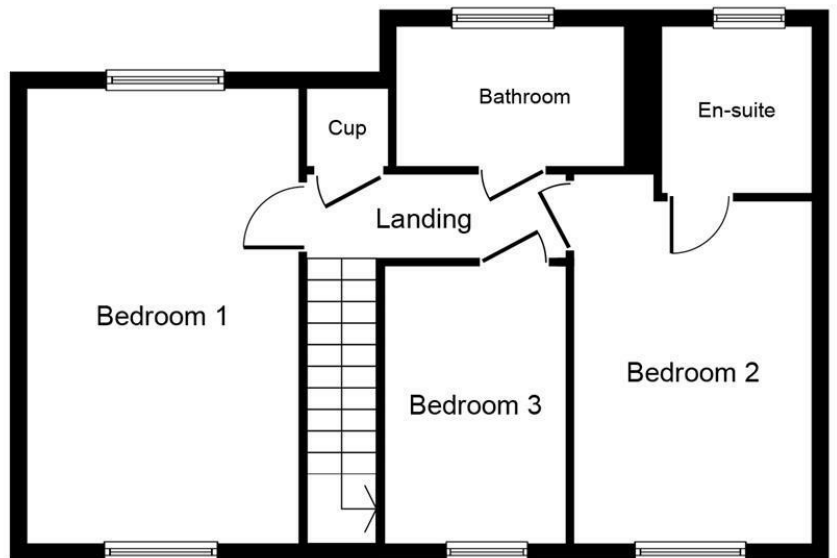
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

### 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.



**Ground Floor**



**First Floor**



