

Paul Mason Associates



Orchard Way, Boreham, Essex, CM3 3GR  
Guide price £475,000

- Built in 2021 by Messrs Bloor Homes
- Three bedroom detached house
- Landscaped garden with Pergola and expansive porcelain paved patio, perfect for entertaining
- Modern ensuite shower room, family bathroom and ground floor cloakroom
- Spacious open plan kitchen/dining area with integrated appliances
- 15'6" x 12'10" lounge with bay window to the front
- Master bedroom with built in wardrobes and en-suite shower room
- Ideally positioned close to open countryside
- Large garage plus off road parking
- EPC - B

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

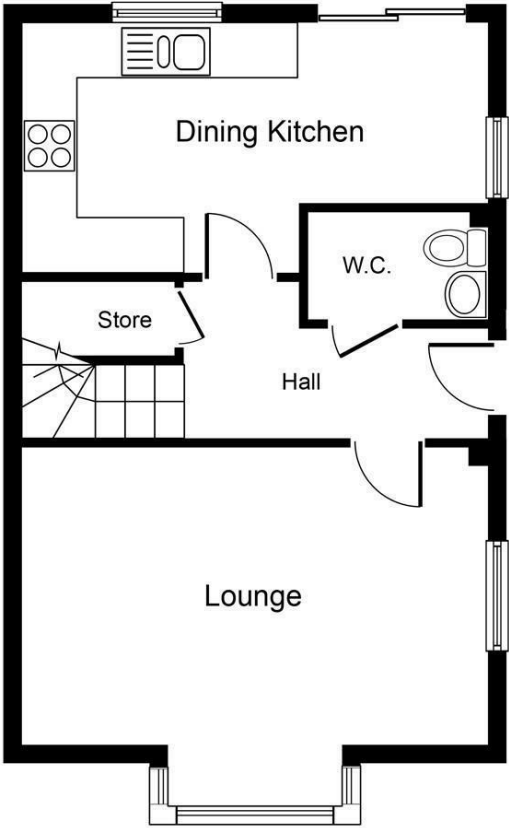
GUIDE PRICE £475,000 - £500,000.....This stunning 3-bedroom detached home, built by messrs Bloor Homes in 2021, offers modern living close to open countryside, in the highly desirable village of Boreham, within easy reach of Chelmsford city centre. Situated on beautiful landscaped plot, this well-presented property is immaculate throughout offering a turn key condition.

The spacious accommodation includes a large lounge (15'6" x 12'10") with a bay window to the front, flooding the room with natural light. The open-plan kitchen/dining room is a real highlight, offering a bright and airy space with sliding doors leading to the garden, perfect for entertaining or relaxing. The ground floor also benefits from a convenient WC and a storage cupboard.

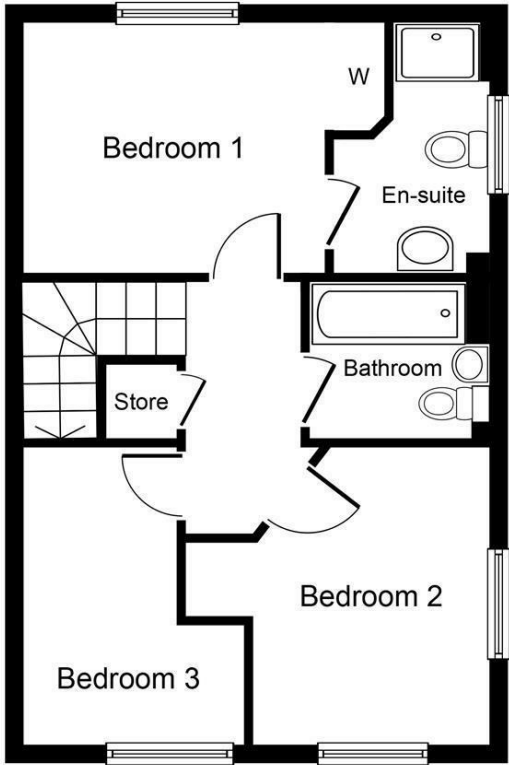
Upstairs, the double master bedroom features built in wardrobes, along with its own 3-piece en-suite shower room, with bedroom two also being a double, the third offers flexibility to be used as a study/home office. There is also a modern family bathroom.

The landscaped South facing rear garden is a standout feature, offering ample space with an expansive porcelain paved patio and pergola, ideal for outdoor dining or entertaining. To the front, there is a large garage and off-road parking available.

Situated in a peaceful location, this property enjoys a rural feel, while being close to excellent transport links. Boreham is ideally positioned with easy access to the A12 and Chelmsford City centre, as well as the soon-to-open station at Beaulieu. This is a must-see property, offering modern comfort, a great location, and beautiful outdoor space.



Ground Floor



First Floor

### 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.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

##### Cloakroom

##### Lounge

4.72m x 3.91m (15'6" x 12'10" )

##### Kitchen/Dining Room

4.79m x 3.05m max (15'8" x 10'0" max)

#### FIRST FLOOR

##### Bedroom One

3.05m x 2.71m + wardrobes (10'0" x 8'10" + wardrobes)

##### Ensuite Shower Room

##### Bedroom Two

3.45m x 3.02m max (11'3" x 9'10" max)

##### Bedroom Three

3.39m x 2.17m (11'1" x 7'1" )

##### Family Bathroom

2.33m x 2.03m (7'7" x 6'7" )

##### Landing

#### EXTERIOR

##### Garage

7.01m x 3.17m (22'11" x 10'4" )

##### Rear Garden

##### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

##### Further Information

Estate Charge £228 per annum.

The above information has been provided by the homeowner.

##### 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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