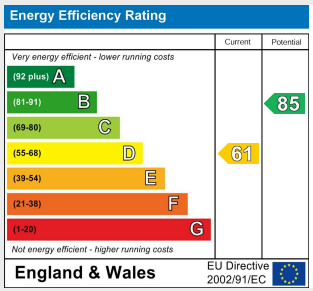
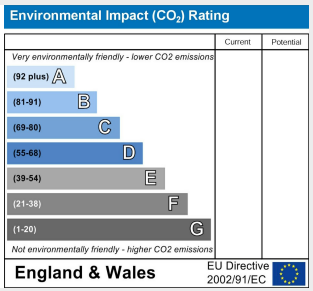
Paul Mason Associates

Church Road, Boreham, Essex, CM3 3EP

Guide Price £375,000 - £400,000

- Charming character cottage which has been extended and much improved
- Highly sought after location with views over St Andrews Church
- Two bedrooms
- Modern ground floor shower room and first floor WC
- 22'7 x 10'9 lounge/dining room
- Fitted kitchen plus utility room
- Secluded well maintained rear garden
- Sash windows
- Well maintained throughout with original features
- EPC - TBC





GUIDE PRICE £375,000 - £400,000.....A beautiful two bedroom semi detached cottage, situated in a idyllic position, with pleasant views to the front over St Andrews Church. The property is conveniently located within walking distance of many village amenities, shops and doctors, along with the popular Queens Head pub and Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre.

The new train station at Beaulieu Park is also ideally positioned within just over a mile walking distance.

This splendid cottage boasts everything you would expect in a period home. You'll find sash windows, cosy fireplaces, a wood burner and even a 'Butler' sink in the kitchen that also comes complete with a rangemaster and a vaulted ceiling. The ground floor also provides a modern shower room.

The first floor provides views across to the beautiful St Andrews Church, whilst accommodating two good sized bedrooms along with a separate cloakroom/WC.

Externally, the secluded rear garden boasts mature trees & shrubs, a useful timber framed outbuilding with power, external lighting, log stores and side access.

If you're looking for charm & character within a sought after village, then this is the property for you!

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 new train station at Beaulieu Park is also ideally positioned within just over a mile walking distance.

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.

Distances

Boreham Primary School - 0.2 miles
Boreham Co-Op & Post Office - 0.1 miles
Boreham A12 Interchange - 1 mile
Hatfield Peverel Train Station - 3 miles
Chelmsford City Centre - 5 miles
New Beaulieu Station - 1.1 miles

(All distances are approximate)

Accommodation

GROUND FLOOR

Sitting Room/Dining Room

6.89 x 3.28 (22'7" x 10'9")
Sash window to front with views over St Andrews Church and sash window to side. Picture rail and ornate fireplace incorporating a log burning stove. Cast iron radiators. Wall light points and stairs to first floor.

Inner Lobby

Kitchen

3.07 x 2.97 (10'0" x 9'8")
A feature of the room is the vaulted ceiling with inset lighting and full height windows to rear incorporating French doors to the rear garden plus a sash window to the side. A range of hand painted units to eye and base level finished with square edged solid wood work surfaces and tiled surround. Butler style sink. Range style cooker with extractor over. Integrated slimline dishwasher. Tiled floor.

Utility Room

Half glazed door to side. Full ceiling height units fitted to one wall incorporating space for washing machine and full height fridge/freezer. Concealed gas-fired boiler. Tiled floor and vaulted ceiling.

Shower Room

Sash window to side. Modern white suite comprising shower cubicle, wash-hand basin with vanity unit below and low level wc. Tiled floor and part tiled walls. Cast iron radiator. Vaulted ceiling with inset lighting.

FIRST FLOOR

Bedroom One

3.28 x 3.25 (10'9" x 10'7")
Sash window to front with views over St Andrews Church. Ornate fireplace and picture rail. Built in wardrobe.

Bedroom Two

2.65 x 2.53 (8'8" x 8'3")
Sash window to rear. Large built in wardrobe and ornate fireplace.

Cloakroom

Wall mounted wash-hand basin and low level wc.

Landing

Access to loft space via ladder, boarded with lighting. Stairs to ground floor.

EXTERIOR

Rear Garden

Commencing with a large paved patio area to the rear, overlooking gardens which include raised lawn area with flower and shrub borders. Timber storage shed to one side with power connected. Side access to front with log store and further storage cupboards.

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 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.

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