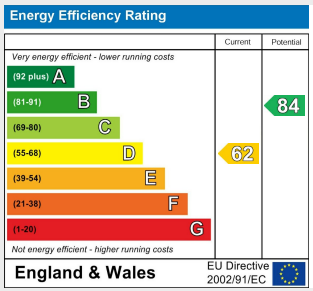
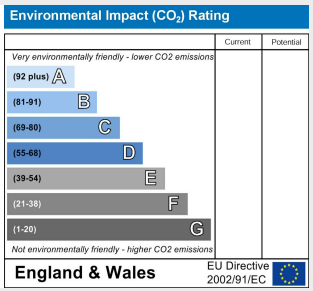



Hurrell Down, Boreham, CM3 3JP

Guide Price £440,000 - £460,000

- Three-bedroom detached home in a desirable Boreham village position
- Generous corner plot with wraparound rear garden
- Recently renovated open-plan kitchen/diner with integrated appliances
- Separate 18'2" x 10'5" lounge with doors into the conservatory
- Principal bedroom with en-suite shower room
- Two further good-sized bedrooms, with fitted wardrobes to bedroom two
- Patio, artificial lawn and outside kitchen area ideal for entertaining
- Single garage currently used as a home gym, plus additional storage shed
- Large driveway providing off-road parking for approximately 4–5 vehicles
- EPC - D




**GUIDE PRICE £440,000 - £460,000**.....Situated in a desirable village position in Boreham, this well-presented three-bedroom detached home occupies a generous corner plot and offers spacious, modern accommodation alongside excellent parking and a garage.

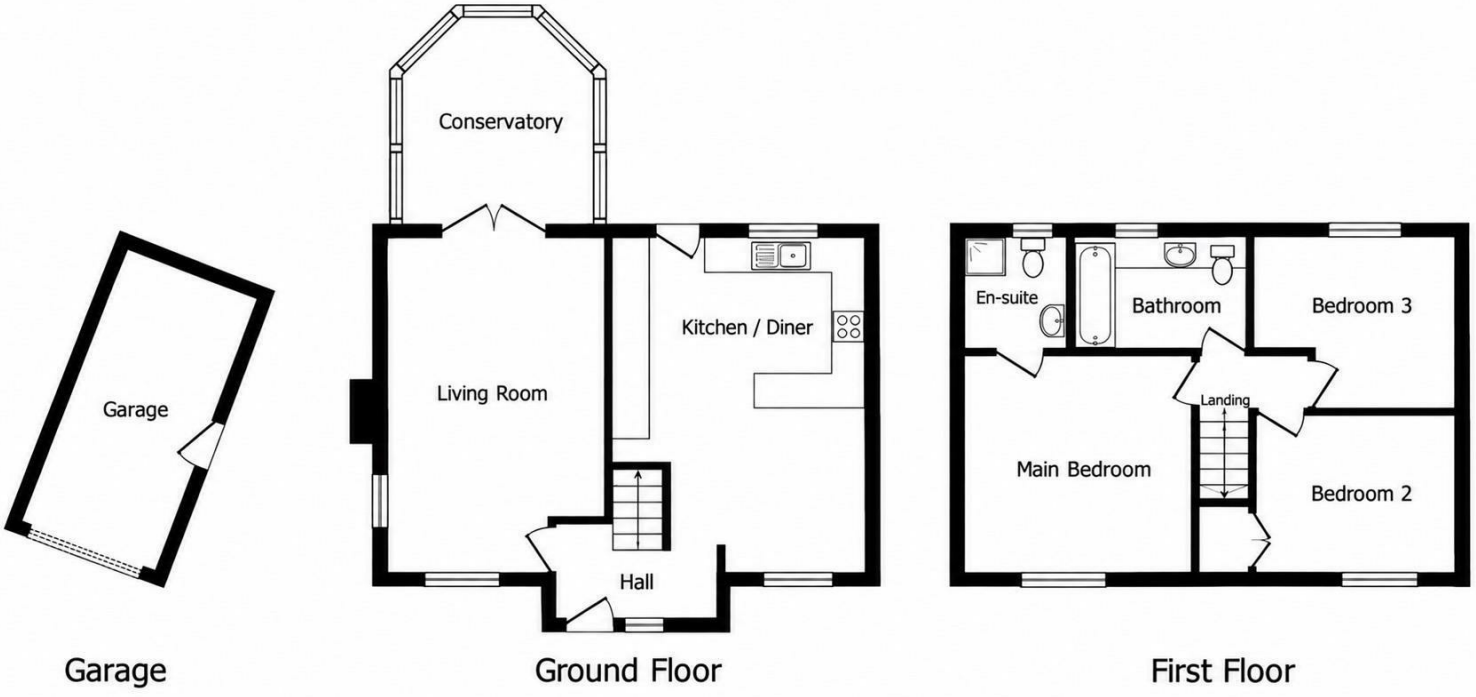
The property is entered via a welcoming entrance hall, leading through to the recently renovated open-plan kitchen/diner. Finished to a contemporary standard, the kitchen offers an excellent range of storage alongside integrated appliances and plenty of space for dining. A separate 18'2" x 10'5" lounge provides a comfortable main living space, with double doors opening into the conservatory, which in turn provides direct access to the rear garden.

Upstairs are three good-sized bedrooms, comprising two doubles and a single. The principal bedroom benefits from its own en-suite shower room, while the second bedroom features fitted wardrobes. Bedroom three is currently arranged as a dressing room but would work equally well as a single bedroom, nursery or home office. A family bathroom completes the first-floor accommodation.

One of the property's standout features is its generous wraparound rear garden, making the most of the corner plot. There is a patio area ideal for outdoor seating and entertaining, along with an outside kitchen area, artificial lawn and a variety of established shrubs and trees around the boundary. The garden also includes a storage shed and access to the single garage, which is currently set up as a home gym.

To the front, the property benefits from a particularly large driveway providing off-road parking for approximately four to five vehicles, along with gated side access to the rear garden. The property also benefits from CCTV cameras which cover both the front of the property and the side driveway.

Overall, this is a spacious and versatile detached family home offering a recently upgraded kitchen, generous outside space and excellent parking in a popular Boreham location.



## 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.

## ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

### Lounge
5.54m x 3.18m (18'2" x 10'5")

### Kitchen/Dining Room
4.04m x 5.38m (13'3" x 17'7")

### Conservatory
2.90m x 2.82m (9'6" x 9'3")

## FIRST FLOOR

### Landing

### Bedroom One
3.58m x 3.28m (11'8" x 10'9")

### En-Suite Shower Room

### Bedroom Two
2.97m x 2.59m (9'8" x 8'5")

### Bedroom Three
3.05m x 2.67m (10'0" x 8'9")

### Family Bathroom

## EXTERIOR

### Rear Garden

### Driveway

### Single Garage
5.11m x 2.59m (16'9" x 8'5")

## 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.


















Paul Mason Associates

Bruce House
17 The Street
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Chelmsford
CM3 2DP

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Sales | Lettings | Development | Investment

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

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