

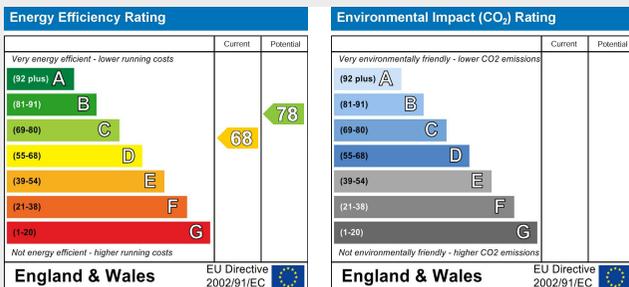
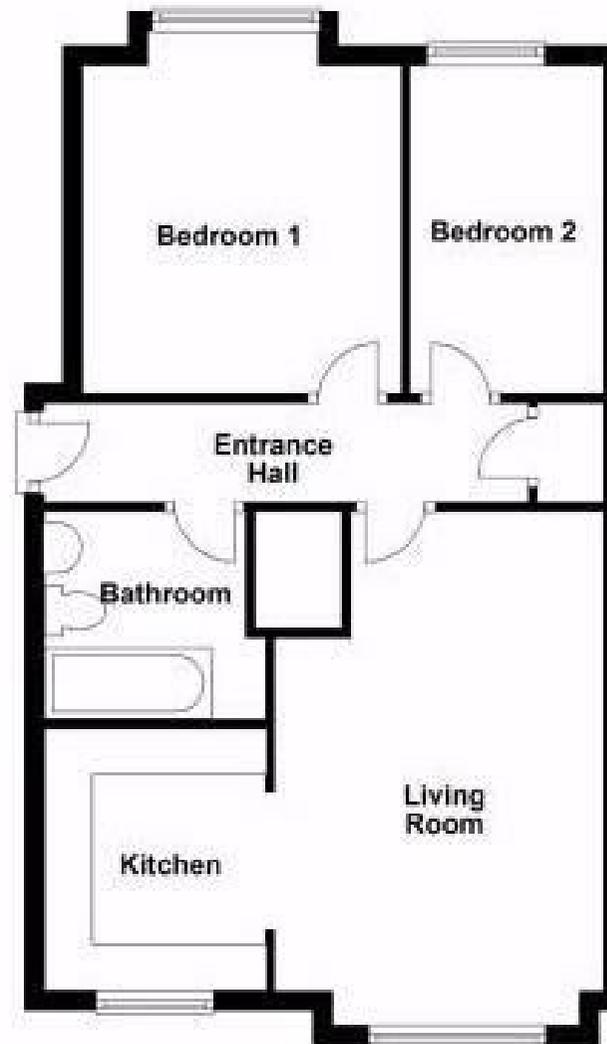
Paul Mason Associates



Tyssen Mead, Boreham, Essex, CM3 3HX  
Guide price £250,000

- No onward chain - Keys held for viewings
- Pleasant views to rear over adjoining farmland
- Well presented ground floor apartment
- Two bedrooms
- Re-fitted bathroom
- 16'8 x 10'7 lounge
- Fitted kitchen
- Garage and off street parking
- Sought after location within walking distance of shops and amenities
- EPC - D

A spacious well presented ground floor apartment offering wonderful views to the rear over adjoining farmland. The property is conveniently located within short walking distance of local shops, amenities and bus service and also with easy access to the A12 Boreham Interchange and train station at Hatfield Peverel. The property is being offered for sale with the benefit of having NO ONWARD CHAIN with keys held in the office for viewing appointments. The accommodation includes two bedrooms, modern re-fitted bathroom, 16'8 x 10'7 lounge and fitted kitchen. The property also has the advantage of having its own garage with further features including off street parking, UPVC double glazing and a security entry phone system. EARLY VIEWING ADVISED.



## Distances

A12 Boreham Interchange  
- 0.8 miles

Hatfield Peverel Railway  
Station - 3.2 miles

Chelmsford City Centre - 5  
miles

Boreham Shops and Post  
Office - 0.1 miles

Boreham Primary School -  
0.4 miles

All mileages are  
approximate

## ACCOMMODATION

### Entrance Hall

Security entry phone  
system. Wall mounted  
electric heater. Large  
airing cupboard housing  
hot water cylinder. Further  
large built in storage  
cupboard.

### Bedroom One

3.56m x 3.18m (11'8" x 10'5" )  
Double glazed window to  
rear with far reaching  
views over adjoining  
farmland. Wall mounted

electric heater.

### Bedroom Two

3.23m x 1.96m (10'7" x 6'5" )  
Double glazed window to  
rear with far reaching  
views over adjoining  
farmland. Wall mounted  
electric heater.

### Bathroom

Re-fitted modern white  
three piece suite  
comprising panelled bath  
with mixer taps and  
shower over with fitted  
glass shower screen. Low  
level WC and vanity wash  
hand basin with mixer taps  
and storage cupboard  
below. Extractor fan. Fully  
tiled walls and floor.

### Lounge

5.10m x 3.24m (16'8" x 10'7" )  
Double glazed window to  
front. Coved ceiling. Wall  
mounted electric heater.  
TV point. Open plan  
through to:-

## Kitchen

2.69m x 2.20m (8'9" x 7'2")  
Double glazed window to  
front. Fitted units to base  
and eye level. Laminate  
roll top work surfaces  
incorporating stainless  
steel sink unit. Built in oven  
with hob above and  
extractor hood over.  
Space and plumbing for  
washing machine. Space  
for full height  
fridge/freezer. Part tiled  
walls.

## EXTERIOR

### Garage

Up and over door to front.  
Power and light  
connected.

### Parking

Off street parking in front  
of garage for two cars.

### Further Information

Length of Lease - 999  
years from 2022.  
Service Charge - Approx  
£900 per annum in 2022

## Ground Rent - Nil

The above information has  
been provided by the  
seller.

### 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

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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

