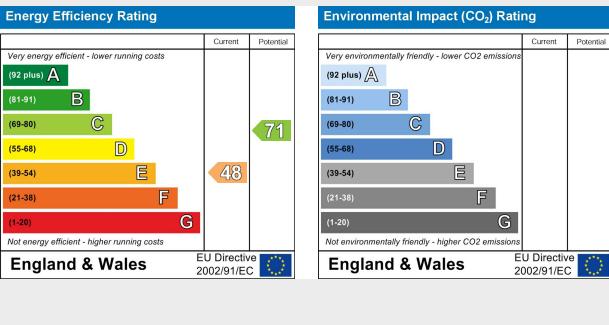


Paul Mason
Associates



Butterfield Road, Boreham, Essex, CM3 3BS
Guide price £475,000

- No onward chain
- Highly sought after location - Short walk to highly regarded Primary School
- Three bedroom detached house
- First floor bathroom with separate WC plus ground floor shower room
- Three reception rooms
- 16'2 x 8'2 kitchen/breakfast room
- Single garage plus driveway providing off street parking
- Well maintained secluded rear garden
- Keys held for viewings
- EPC - E



Paul Mason Associates are delighted to offer for sale this spacious extended three bedroom detached family home, situated in this sought after location within the desirable village of Boreham.

The property is ideally located within walking distance of the highly regarded local Primary School and many village amenities, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre. 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.

The spacious accommodation is well presented and comprises three good size bedrooms, first floor family with separate WC, ground floor shower room, 17'3 x 12'2 lounge, 16'3 x 8'2 dining room, 16'2 x 8'2 kitchen/breakfast room and pleasant garden room.

To the outside the property boasts a good size secluded and well maintained rear garden, single garage plus driveway providing ample off street parking.

The property is also offered for sale with the benefit of no onward chain.

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

L Shaped Entrance Hall

4.76m x 3.70m max (15'7" x 12'1" max)

Shower Room

Lounge

5.26m x 3.72m (17'3" x 12'2")

Dining Room

4.96m x 2.51m (16'3" x 8'2")

Kitchen/Breakfast Room

4.93m x 2.50m (16'2" x 8'2")

Garden Room

3.56m x 2.25m (11'8" x 7'4")

FIRST FLOOR

Bedroom One

3.92m x 3.59m (12'10" x 11'9")

Bedroom Two

4.11m x 2.75m (13'5" x 9'0")

Bedroom Three

2.76m x 2.41m (9'0" x 7'10")

Bathroom

Separate WC

Landing

EXTERIOR

Garage

Secluded Rear Garden

Driveway Providing Ample Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

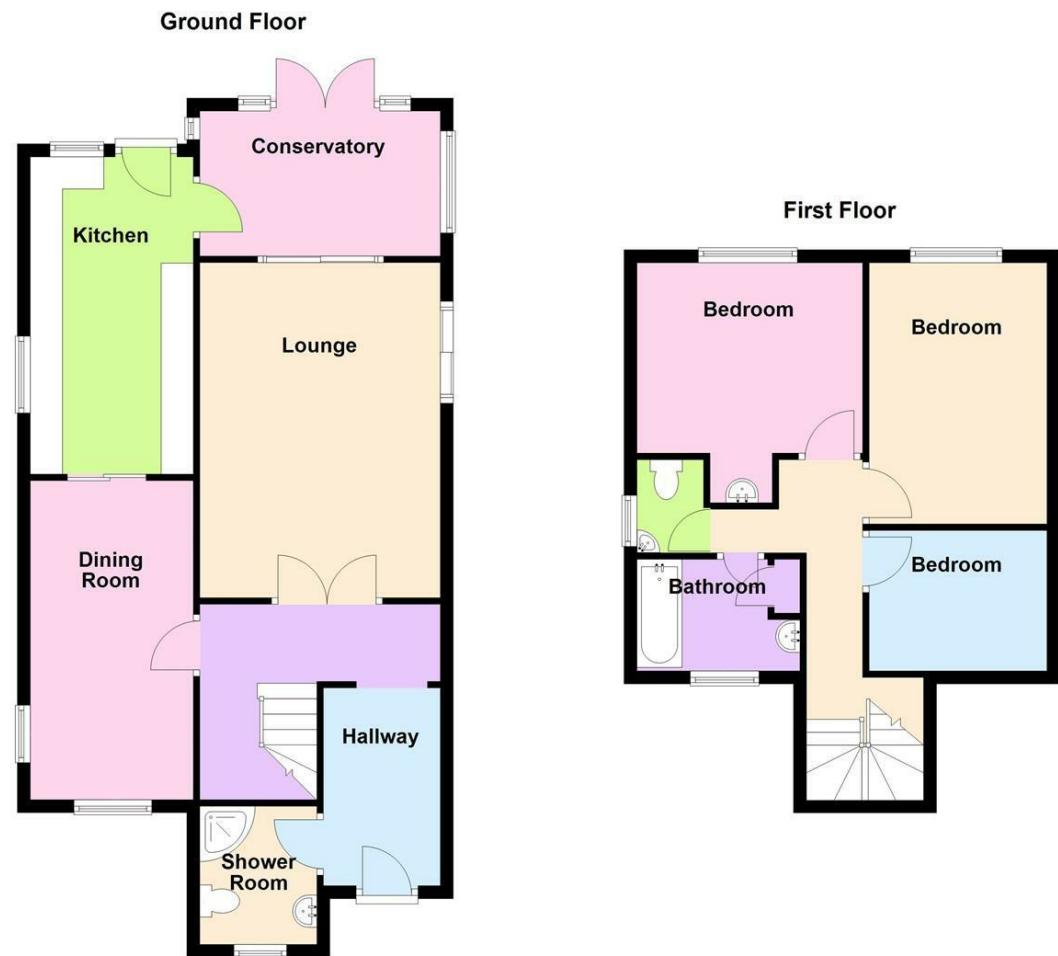
Viewings

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

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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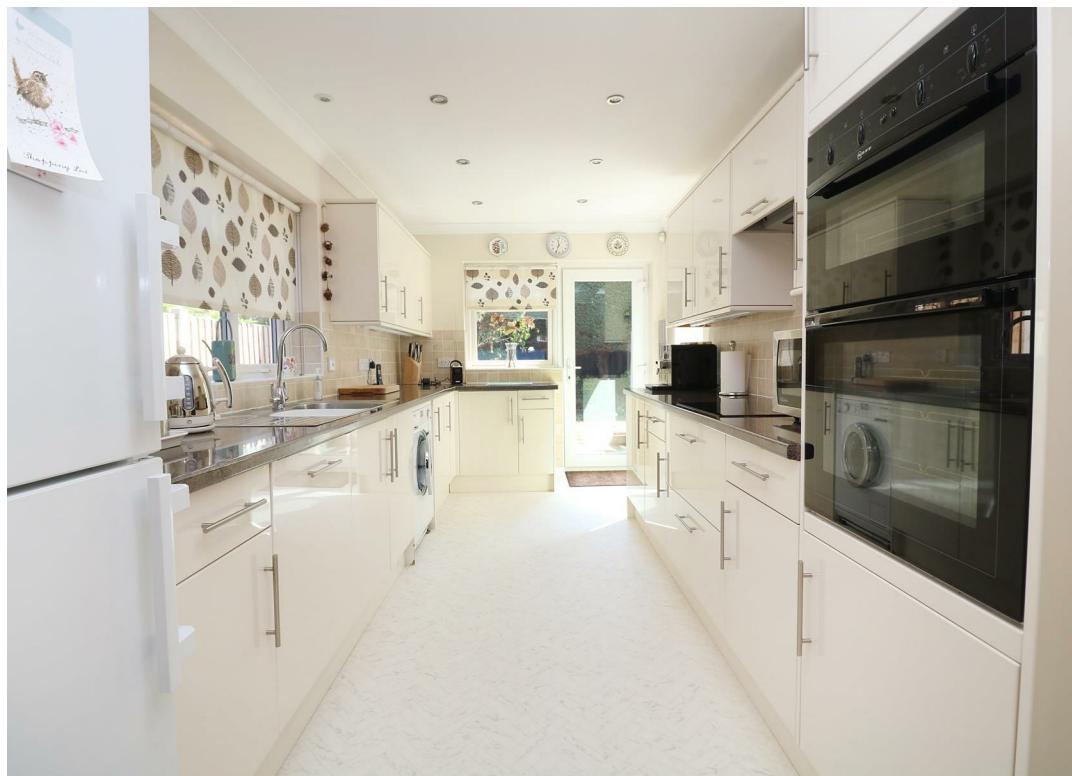
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