

A photograph of a residential property. In the foreground, there is a paved driveway made of reddish-brown bricks. To the left is a two-story brick house with a white porch and a brown roof. In the center is a blue garage with a blue corrugated metal door. To the right is a two-story house with blue horizontal siding and a brick base. A wooden fence runs along the right side of the driveway. The sky is blue with some clouds.

Paul Mason Associates

Plantation Road, Boreham, Essex, CM3 3EA
Offers in excess of £475,000

- Three-bedroom detached family home situated on a sought-after road in the popular village of Boreham.
- Conveniently located within walking distance of the local primary school, St Andrew's Church, doctors' surgery, Co-op, post office, bus services and The Lion Inn.
- Excellent transport links with easy access to Hatfield Peverel train station, the A12 Boreham Interchange and Chelmsford City Centre.
- Welcoming entrance hall with internal access to the garage and a ground floor WC.
- Bright and spacious dining room with large front-facing windows allowing plenty of natural light.
- Modern fitted kitchen with integrated appliances, plus a separate utility room with side access to the front and rear.
- Generous lounge measuring approximately 18'5 x 12'5, leading into a versatile garden room currently used as a home office/bar area.
- Low-maintenance rear garden with patio seating area, mature shrubbery and two useful storage sheds.
- Three double bedrooms, including a principal bedroom with concealed walk-in dressing room and en-suite, plus a family bathroom, driveway parking and side access.

▪ EPC - D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	80		
66			
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Situated on a sought-after road in the popular village of Boreham is this deceptively spacious three-bedroom detached family home, ideally positioned within easy reach of a wide range of local amenities.

The property is entered via a welcoming entrance hall, which provides internal access to the double garage and a ground floor WC. A few steps lead up into the main living accommodation, where a bright and spacious dining room enjoys large front-facing windows, allowing plenty of natural light to flow through the room.

The modern fitted kitchen with gloss worktops offers a range of integrated appliances and is complemented by a separate utility room, with a door providing side access to both the front and rear of the property. From the dining room, you continue through to the generous lounge, measuring approximately 18'5 x 12'5, which features sliding doors into the garden room. This versatile space is currently used as a home office and bar area, with doors opening directly onto the rear garden.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from a cleverly concealed walk-in dressing room, hidden behind sliding wardrobe-style doors, as well as a three-piece en-suite shower room. A further three-piece family bathroom serves the remaining bedrooms, while the spacious landing enjoys plenty of natural light from a large window.

Externally, the low-maintenance rear garden provides a patio seating area, mature shrubbery to the rear and two useful storage sheds, making it an ideal space for relaxing and entertaining. The property also offers a driveway providing ample off-street parking, access to both sides of the house and a double integral garage. This is a fantastic opportunity to purchase a generous detached home in a highly regarded village location.



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

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 Lobby

Cloakroom

Dining Room

5.74m x 3.05m (18'9" x 10'0")

Utility Room

2.44m x 1.66m (8'0" x 5'5")

Kitchen

3.53m x 2.46m (11'6" x 8'0")

Lounge

5.63m x 3.79m (18'5" x 12'5")

Garden Room

5.92m x 1.98m (19'5" x 6'5")

FIRST FLOOR

Bedroom One

5.60m > 3.81m x 2.59m + wardrobes (18'4" > 12'5" x 8'5" + wardrobes)

Ensuite

Bedroom Two

3.36m x 3.05m (11'0" x 10'0")

Bedroom Three

3.28m + wardrobes x 2.49m (10'9" + wardrobes x 8'2")

Family Bathroom

Landing

EXTERIOR

Double Garage

5.10m x 5.07m (16'8" x 16'7")

Front Garden

Rear Garden

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.



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 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 www.paulmasonassociates.co.uk

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

