

Paul Mason Associates



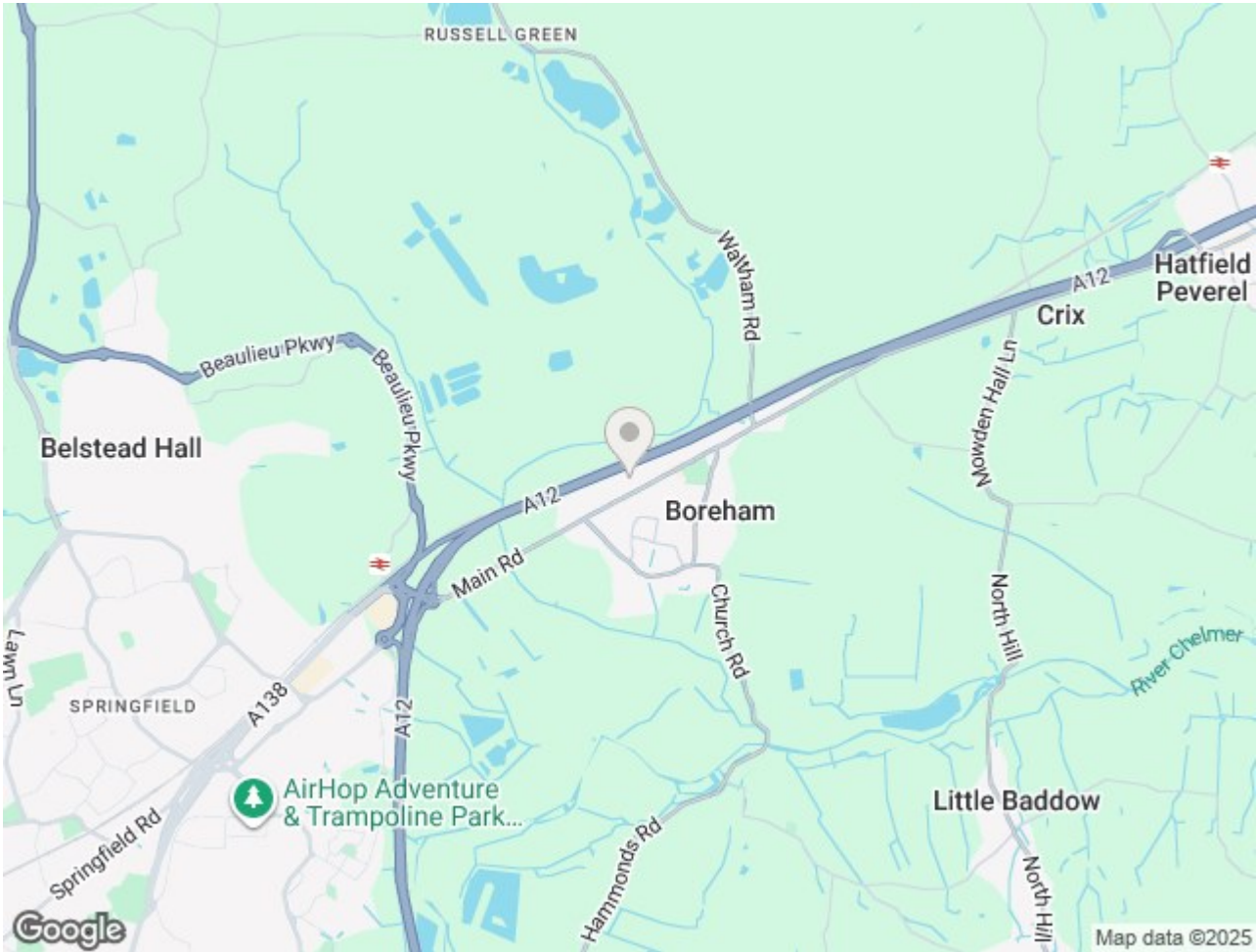
Brick House Lane, Boreham, CM3 3JQ

Guide Price £425,000 - £450,000

- Detached bungalow with a large plot measuring 101' x 91'
- Two bedrooms
- Family bathroom
- Cloakroom
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Single garage
- EPC - D

*** Guide Price £425,000 to £450,000 ***

A two bedroom detached bungalow set down a narrow lane with a large plot, close to the local amenities including shop and bus stops. The accommodation comprises two bedrooms, family bathroom, lounge, separate dining room, kitchen, utility room and cloakroom. Externally the property sits on a large plot predominantly to the side comprising lawn area, kitchen garden and patio area to the rear. To the front there is a driveway providing off street parking and access to a single garage. The property is being sold with no onward chain and is in need modernising but has potential for extending subject to planning.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Distances

- A12 Boreham Interchange - 1.0 miles
- Boreham Co-op - 0.1 miles
- Boreham Primary School - 0.8 miles
- Hatfield Peverel Railway Station - 2.8 miles
- Chelmsford City Centre - 5.0 miles

(All distances are approximate)

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

Entrance Hall

Lounge

4.27m x 3.96m (14'0" x 12'11")

Dining Room

3.26m x 3.17m (10'8" x 10'4")

Kitchen

3.17m x 2.46m (10'4" x 8'0")

Bedroom

3.08m x 2.99m (10'1" x 9'9")

Bedroom

2.99m x 2.98m (9'9" x 9'9")

Family Bathroom

Cloakroom

Exterior

Garage

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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