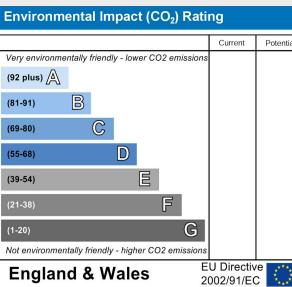
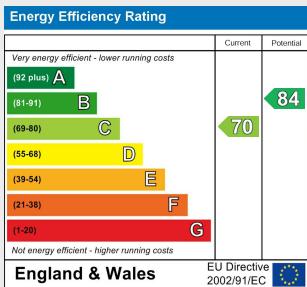




Church Road, Boreham, CM3 3BN
Guide price £425,000

- Three bedrooms
- Family bathroom
- Lounge with dining area
- Refitted kitchen
- Conservatory with tinted glass roof
- Ground floor cloakroom
- Single garage
- Driveway providing off street parking
- Close to the local shops and school
- EPC - C



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

A much improved three bedroom detached property situated within this popular village close to the local shops and schools. The property has been updated by the seller to include a refitted kitchen with modern units and a replacement conservatory roof which has been styled on an Orangery. The three bedrooms are all of a good size plus there is a first floor bathroom. The ground floor accommodation comprises lounge with dining area, conservatory, kitchen and cloakroom. The property is positioned on a corner plot and benefits from a part walled garden to the rear and driveway with parking to the front with access to the single garage. The property is located within easy access of the A12 and the City of Chelmsford with shopping centre, train station and secondary schools.



Total area: approx. 884.2 sq. feet

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 and do not accept any liability relating to 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.

Distances

Boreham Primary School (0.5 miles)
A12 Boreham Interchange (0.8 miles)
Hatfield Peverel Train Station (3.2 miles)
Chelmsford City Centre (4.8 miles)
(All distances are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and side screen, stairs to first floor and understairs storage cupboard.

Lounge and Dining Area

6.53m x 3.54m (21'5" x 11'7")
Window to front and side, coved ceiling and glazed sliding doors to:

Conservatory

3.54m x 3.24m (11'7" x 10'7")
Glazed french doors and windows to the rear garden, tinted glass roof.

Kitchen

4.14m x 2.55m (13'6" x 8'4")
Refitted modern units fitted to

eye and base level, complimented with square edge work surfaces and matching upstands. Part tiled walls. Sink unit with drainer and mixer taps. Built-in oven, four ring gas hob with extractor over. Space for washing machine and dishwasher, integrated fridge/freezer. Tiled floor. Window and half glazed door to the rear garden.

Cloakroom

Obscure window to front. White suite comprising low level WC and wash hand basin with tiled splash back.

FIRST FLOOR

Landing

Stairs to ground floor and window to side. Access to the loft space. Airing cupboard housing hot water cylinder.

Bedroom

3.67m x 2.86m (12'0" x 9'4")
Window to rear and coved ceiling.

Bedroom

3.6m x 2.77m (11'9" x 9'1")
Window to front and side, coved ceiling.

Bedroom

2.58m x 2.04m (8'5" x 6'8")
Window to front. Coved ceilings and overstairs storage cupboard.

Bathroom

Obscure window to rear. White suite comprising 'P' shaped bath with mixer taps and independent shower over, inset wash hand basin with vanity unit below and low level WC. Tiled floor and mostly tiled walls. Inset ceiling lighting and heated towel rail.

EXTERIOR

Front Garden

Paved footpath to the entrance door with decorative stone borders and display bed. Driveway providing off street parking and access to the garage. Outside lighting.

Garage

Up and over door to the front.

Rear Garden

Commencing with a paved patio with lighting. Remainder mainly laid to lawn with flower and shrub borders. Outside tap. Footpath and gate leading to front.

Services

Gas central heating. Mains water supply and drainage.

Viewings.

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



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