

Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY  
Guide Price £280,000

- One Bedroom End Terrace House
- Lounge with Media Wall and Desk Space Under the Strairs
- Galley Style Kitchen
- Conservatory
- Bedroom with Fitted Wardrobes
- Three Piece Family Bathroom
- Rear Garden with Raised Pergola
- Parking to the Front for Two Cars
- Easy Access to the A12 and the New Station at Beaulieu Park
- EPC - D

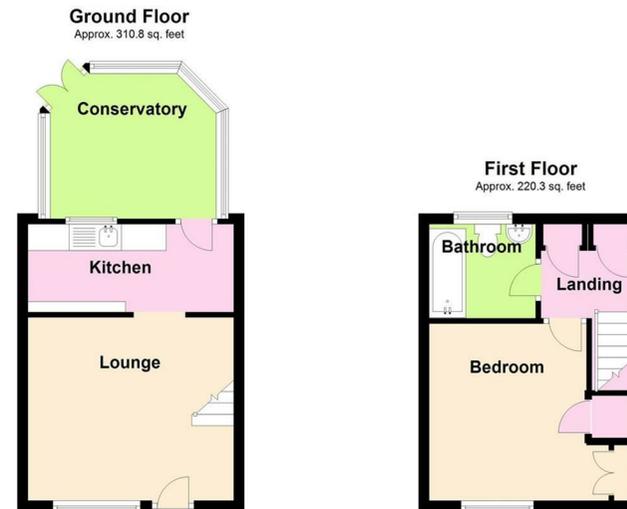
Situated in a highly desirable village location, this charming one-bedroom end-terrace property offers convenient accommodation ideal for first-time buyers or downsizers. Boreham village is situated on the outskirts of the City of Chelmsford and includes shops, doctors, school and popular restaurants. There is easy access to the A12 and the new Beaulieu Park Station with trains into London Liverpool Street.

The ground floor features a welcoming lounge, complete with a stylish media wall incorporating ample built-in storage. There is also a cleverly utilised space beneath the stairs, currently set up as a practical home working desk area. To the rear, the galley-style kitchen provides storage units on both sides, maximising functionality, and leads through to a bright conservatory offering additional living or dining space with views over the garden. Upstairs, the property comprises a generous double bedroom with fitted wardrobes and a well-appointed three-piece family bathroom.

Externally, the rear garden is designed for both relaxation and entertaining, featuring a shed for storage and a raised pergola seating area—perfect for social gatherings. There is also convenient side access leading to the front of the property, where two off-road parking spaces are available.

INTERNAL VIEWING IS HIGHLY ADVISED

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          | <b>88</b> | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC  |           | England & Wales<br>EU Directive 2002/91/EC                      |           |



Total area: approx. 531.0 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.

### 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 new train station at Beaulieu Park is within 1 mile walking distance.

### Accommodation

#### GROUND FLOOR

##### Lounge

3.95m x 3.47m (12'11" x 11'4")

##### Kitchen

4.01m x 1.70m (13'1" x 5'6")

##### Conservatory

3.02m x 2.82 m. (9'10" x 9'3" m.)

#### FIRST FLOOR

##### Landing

##### Bedroom

3.97m x 3.36m (13'0" x 11'0")

##### Bathroom

2.08m x 1.82m (6'9" x 5'11")

#### EXTERIOR

##### Front Garden

##### Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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





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