

Paul Mason Associates



The Chase, Boreham, Essex, CM3 3DY  
Guide price £375,000

- Spacious two-bedroom end-of-terrace home occupying a generous plot
- Generous 17'10" x 11'1" lounge with feature fireplace and a separate dining room
- Kitchen fitted with ample storage space and an inner lobby with utility area
- Separate study/hobby room ideal as a home office, playroom or additional reception room
- Both bedrooms benefit from fitted wardrobes
- Principal bedroom benefits from a modern three-piece en-suite shower room
- Attractive decked seating area, lawned garden and feature pond
- Fully powered outbuilding currently being used as a music studio
- Driveway providing off-road parking for two vehicles, with mature shrubbery and ample outside space
- EPC - E

Situated on an exceptional plot at the end of a quiet road in the highly sought-after village of Boreham, this charming two-bedroom end-of-terrace home offers spacious accommodation, a superb rear garden, a versatile detached outbuilding and excellent potential to extend or further develop, subject to the necessary planning permissions.

The property is welcomed by an entrance hall leading through to a generous lounge, featuring an attractive fireplace. Double doors open into the separate dining room, creating an excellent flow for everyday family living. The dining room enjoys double doors opening directly onto the rear garden, allowing plenty of natural light to flood the space.

The kitchen has ample storage space which leads through to an inner lobby with a useful storage cupboard, currently utilised as a utility area. Beyond this is a versatile study/hobby room with its own door to the rear garden, making it ideal for those working from home or requiring additional reception space. To finish the ground floor is a three piece family bathroom with underfloor heating.

To the first floor are two excellent-sized double bedrooms, both benefiting from fitted wardrobes. The 15'7" x 14'11" principal bedroom further enjoys a modern three-piece en-suite shower room, providing comfortable and practical living.

Outside, the rear garden has been thoughtfully arranged with a raised decked seating area, ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn leading to an attractive feature pond. A particular highlight is the detached outbuilding, complete with power and lighting, currently used as a music studio but equally suited as a home office, gym, workshop or games room.

To the front, the property enjoys an unusually generous frontage with mature shrub borders and driveway parking for two vehicles. The substantial plot offers exciting potential, subject to planning, for future extensions, additional parking or further landscaping

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

|                                                                 | Current | Potential               |  |
|-----------------------------------------------------------------|---------|-------------------------|--|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |  |
| England & Wales                                                 |         | EU Directive 2002/91/EC |  |



### 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 approx 1.3 miles from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

### ACCOMMODATION

#### GROUND FLOOR

Entrance Hall

Family Bathroom

Lounge

5.45m x 3.40m (17'10" x 11'1" )

Dining Room/Sitting Room

5.38m x 3.50m (17'7" x 11'5" )

Kitchen

3.96m x 3.30m (12'11" x 10'9" )

Rear Lobby/Utility Room

Study/Hobby Room

2.45m x 2.39m (8'0" x 7'10" )

#### FIRST FLOOR

Landing

Bedroom One

4.76m x 4.57m max (15'7" x 14'11" max)

Ensuite Shower Room

### Bedroom Two

4.59m x 2.93m max (15'0" x 9'7" max )

### EXTERIOR

Rear Garden

Front Garden/Driveway

### 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.

## Ground Floor

Approx. 773.0 sq. feet



## First Floor

Approx. 377.3 sq. feet



Total area: approx. 1150.4 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.



**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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://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

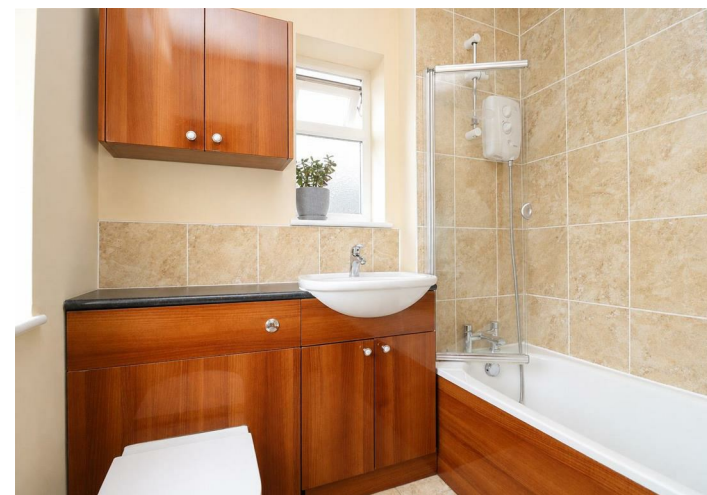
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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

