

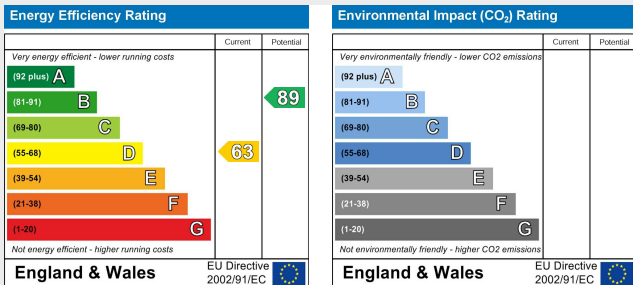
Paul Mason Associates



Holmans, Boreham, Essex, CM3 3EY

Offers in excess of £360,000

- Well-presented two-bedroom semi-detached property situated on a popular road in the sought-after village of Boreham
- Ideally located within walking distance of local village amenities and Primary School
- Modern fitted kitchen, with space for appliances
- Spacious 17'6" x 12'0" lounge
- Extended dining room with French doors leading to the garden
- Two good-sized bedrooms
- Modern re-fitted three piece family bathroom to first floor and ground floor cloakroom
- Good-sized, private rear garden with summerhouse and large shed
- Garage with electric up-and-over door and off-street parking
- EPC - TBC



Situated on a popular road in the sought-after village of Boreham, overlooking a pleasant green to the front, is this well-presented two-bedroom semi-detached property offering comfortable living accommodation, a good-sized rear garden, garage, and off-street parking.

The property is ideally located within walking distance of local village amenities, as well as the new Beaulieu Park Station, providing convenient rail links into London Liverpool Street.

Inside, the accommodation begins with an entrance hall leading through to the modern fitted kitchen, which offers space appliances. The spacious lounge measures 17'6" x 12'0" with a door leading through to the extended dining room with French doors leading to the garden and access to the garage. A modern cloakroom completes the ground floor. To the first floor, there are two good-sized bedrooms, along with a re-fitted three-piece family bathroom.

Externally, the well maintained rear garden is of a good size and enjoys a private, non-overlooked aspect. It features a variety of established flowers and shrubs, with the remainder laid to lawn and also a useful summerhouse and large shed. The property further benefits from a garage with an electric up-and-over door, power and lighting connected, as well as off-street parking.

Awaiting Floorplan

Location...

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away on foot, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen

3.05m x 1.84m (10'0" x 6'0")

Lounge

5.34m x 3.68m (17'6" x 12'0")

Dining Room

3.83m x 2.55m (12'6" x 8'4")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

3.05m x 2.77m (10'0" x 9'1")

Bedroom Two

2.92m x 2.64m + wardrobes (9'6" x 8'7" + wardrobes)

Bathroom

EXTERIOR

Rear Garden

Garage

Front 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 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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