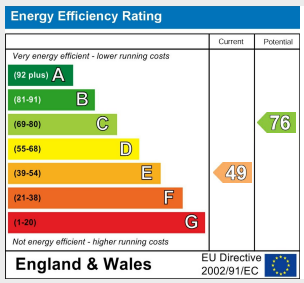
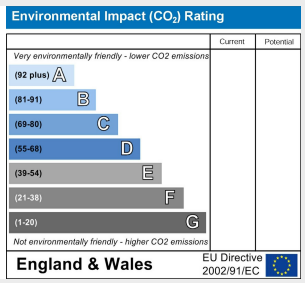

Paul Mason
Associates
Main Road, Boreham, CM3 3JF
Guide Price £475,000

- Three-bedroom semi-detached home within the popular village of Boreham
- Spacious 17'3" x 10'6" lounge featuring an open fireplace and views over the 85ft private frontage.
- Impressive 113ft rear garden with patio seating area, extensive lawn and an insulated garden cabin with electricity
- Walking distance to local shops, pubs, amenities and bus links to Chelmsford and Hatfield Peverel railway stations
- Versatile dining room/study with sliding patio doors opening onto the rear garden
- Galley-style kitchen with integrated dishwasher, gas cooking appliances and separate utility area
- Three well-proportioned bedrooms comprising two doubles and a single, plus a spacious three-piece family bathroom
- Substantial 29'11" x 12'0" double-length garage/workshop with electricity
- Extensive 85ft private frontage with long driveway and mature shrubs
- EPC - E





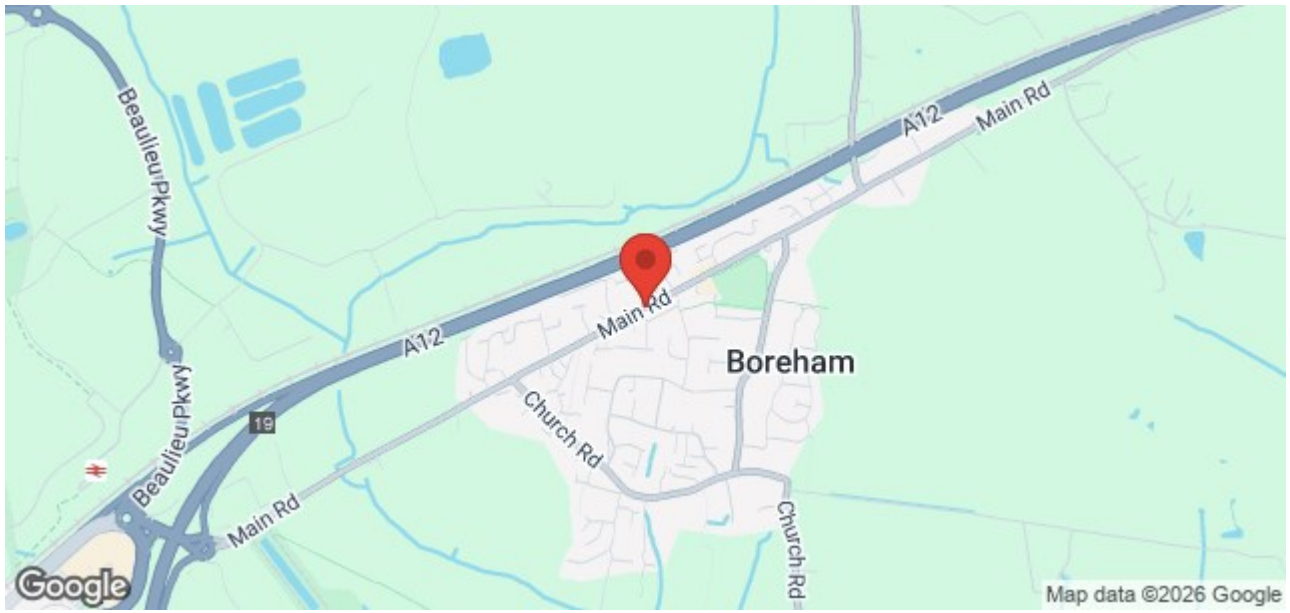
Situated in a sought-after location within the popular village of Boreham, this spacious three-bedroom semi-detached home boasts an impressive 113ft rear garden, extensive private driveway and substantial garage/workshop. The property is within walking distance of local shops, pubs and amenities, with nearby bus services connecting to Chelmsford and Hatfield Peverel, both offering mainline railway links into London.

The accommodation begins with a generous entrance hallway providing ample space for coats and shoes. This leads into the 17'3" x 10'6" lounge, featuring an open fireplace and views over the private front garden. A separate dining room/study offers a further fireplace and sliding doors opening onto the rear patio. The galley-style kitchen benefits from gas cooking appliances, whilst a separate utility area provides additional appliance space, an integrated dishwasher and access to the side driveway. The first floor offers three well-proportioned bedrooms, including two doubles and a single, with fitted double wardrobes to the second bedroom and built-in storage to the third. A spacious three-piece family bathroom, complete with an airing cupboard, serves all three bedrooms.

Externally, the property truly excels. The impressive un-overlooked 113ft rear garden features a patio seating area, extensive lawn, mature shrubs, established flowerbeds and a vegetable plot. Towards the rear is an insulated wooden cabin with electricity, ideal as a home office, summerhouse or hobby room. A particular highlight is the substantial 29'11" x 12'0" double-length garage/workshop, complete with electricity, double front doors and a separate side entrance.

To the front, an impressive 85ft frontage incorporates a generous lawned garden and extensive driveway leading alongside the property to the garage. Mature trees provide excellent screening from the road, creating a wonderfully private setting.

INTERNAL VIEWING IS HIGHLY ADVISED!



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 Hallway
5.24m x 1.71m (17'2" x 5'7")

Lounge
5.26m x 3.20m (17'3" x 10'6")

Dining Room
5.67m x 3.05m (18'7" x 10'0")

Kitchen
3.68m x 1.96m (12'0" x 6'5")

Utility Area
2.45m x 1.74m (8'0" x 5'8")

FIRST FLOOR

Landing

Bedroom One
3.51m x 3.09m (11'6" x 10'1")

Bedroom Two
3.55m x 2.66m (11'7" x 8'8")

Bedroom Three
2.47m max x 1.97m (8'1" max x 6'5")

Family Bathroom
2.40m x 2.20m (7'10" x 7'2")

EXTERIOR

Double Length Garage/Workshop
9.12m x 3.66m (29'11" x 12'0")

Rear Garden

Frontage with Driveway

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford

Viewings

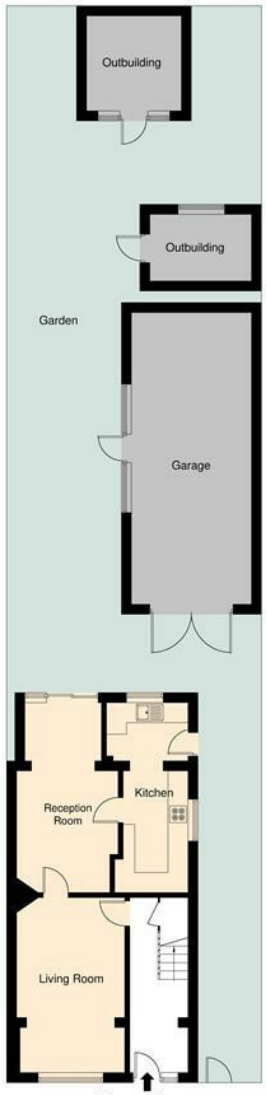
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

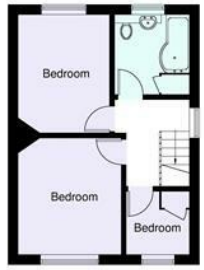
Important Notices

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.

Farthings, Main Road Boreham, Chelmsford, CM3 3JF

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft
Garage & Outbuildings = 45.7 sq m / 491 sq ft
Total = 139.4 sq m / 1499 sq ft





Ground Floor First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let











Paul Mason Associates

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

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES
OFT Approved code











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