HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Boleyn Way

Freehold
Tax Band: C

Chelmsford, CM3 3JJ

Guide Price £350,000

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Boasting a MODERN 15' KITCHEN DINER, plus an UNOVERLOOKED REAR GARDEN and parking for TWO CARS is this well presented staggered terrace home, ideally located in the sought-after village of Boreham. With entrance hall, SPACIOUS LOUNGE, three bedrooms and refitted shower room. Close to local amenities, schooling and a short distance to Hatfield Peverel & Beaulieu's mainline stations! Contact Hamilton Piers, Boreham's most local property experts, to view!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Entrance door to front, stairs to first floor, door to:

LOUNGE:
13'9 x 12'5 (4.19m x 3.78m)
Double glazed window to front, wood effect flooring, opens to:

KITCHEN DINER:
15'7 x 9'5 (4.75m x 2.87m)
Double glazed window to rear, double glazed french doors to rear, modern range of wall and base units, worktops with sink inset, built in oven and microwave oven, built in hob, space for washing machine and american style fridge freezer:

FIRST FLOOR ACCOMMODATION:

LANDING:
Doors to:

BEDROOM ONE:
11'5 x 9'5 (3.48m x 2.87m)
Double glazed window to front.

BEDROOM TWO:
11'10 x 7'7 max (3.61m x 2.31m max)
Double glazed window to rear.

BEDROOM THREE:
7'1 x 5'11 (2.16m x 1.80m)
Double glazed window to front.

SHOWER ROOM:
Double glazed window to rear, modern suite with walk in shower cubicle, low level wc, vanity hand basin.

EXTERIOR:

FRONT GARDEN & PARKING:
Private allocated parking for two cars opposite, enclosed front garden with block paving and raised shrub features.

REAR GARDEN:
Paved patio area, artificial grass, further patio area to rear with large storage shed, shrub borders, unoverlooked to rear aspect.

AGENTS NOTES:
Contact Hamilton Piers for more information.





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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.