



St. Andrews Road, Boreham, Essex, CM3 3DL

Guide price £350,000

We are delighted to offer for sale this four bedroom property, with three reception rooms and situated only a short walk from the village school and shops, making it ideal for a family looking to buy a property in the area. The property is approached via an entrance lobby which leads to both the ground floor cloakroom and lounge. There are a further two reception rooms and a kitchen, which all overlook the rear garden. To the first floor a family bathroom services the four bedrooms. The front of the property benefits from off street parking with the addition of a single garage plus a garden to the rear.

- Four bedrooms
- Family bathroom
- Three reception rooms
- Kitchen
- Ground floor cloakroom
- Off street parking
- Garage
- Rear garden
- Cul-de-sac position
- Close to local amenities

Distances

Hatfield Peverel Train Station (3.8 miles)
Boreham Primary School (0.5 miles)
A12 North/Southbound (1.6 miles)
Chelmsford City Centre (5.4 miles)
All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Part glazed entrance door leading to lounge and door to;

Cloakroom

Obscure window to front. Suite comprising low level WC and wash hand basin with tiled splash back.

Lounge

5.13m x 5.78m (16'9" x 18'11")
Window to front. Natural stone fireplace with gas fire effect. Stairs to first floor

Sitting Room

5.97m x 2.30m (19'7" x 7'6")
Glazed french doors opening to rear garden. Coved ceiling

Kitchen

3.77m x 2.98m (12'4" x 9'9")
Glazed window to rear. A range of fitted units to base and eye level finished with laminate roll top work surface. One and a half bowl stainless steel sink with mixer tap. Built in oven, microwave and four ring gas hob with extractor fan over. Space for washing machine and fridge freezer. Built in storage cupboard.

Dining Room/Study

3.80m x 2.58m (12'5" x 8'5")
Window and glazed french doors to rear.

FIRST FLOOR

Landing

Stairs to ground floor. Overstairs airing cupboard. Access to boarded loft with lighting.

Bedroom One

4.15m x 3.08m (13'7" x 10'1")
Window to front. Fitted furniture including wardrobes, bedside cabinets and overhead storage.

Bedroom Two

3.46m x 2.04m (11'4" x 6'8")
Window to front. Built in storage cupboard.

Bedroom Three

2.95m x 2.50m (9'8" x 8'2")
Window to rear. Built in cupboard.

Bedroom Four

2.61m x 2.65m (8'6" x 8'8")
Window to rear. Built in cupboard.

Family Bathroom

Obscure window to side. White suite comprising of a 'P' shaped bath with overhead shower attachment, inset hand wash basin with vanity unit below and low level WC with concealed cistern. Tiled floors and walls. Heated towel rail. Inset ceiling lighting.

EXTERIOR

Front Garden

Block paved driveway providing access to front entrance and garage. Various flowers and shrub borders.

Garage

5.25m x 2.43m (17'2" x 7'11")
Up and over door.

Rear Garden

Commencing with a block paved patio area with the remainder laid to lawn. Timber storage shed. Outside lighting and tap.

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.