



Plantation Road, Boreham, Essex, CM3 3DZ

Guide price £395,000

An extended and much improved bungalow located within this sought after road in the popular village of Boreham, which sits on the outskirts of the city of Chelmsford. The bungalow has been updated in recent years which includes a re-fitted kitchen, bathroom, cloakroom and en-suite. The accommodation comprises open plan kitchen/breakfast room with vaulted ceilings, utility area, lounge, conservatory and two bedrooms with en-suite to master, family bathroom and separate cloakroom. The property is set back from the road and provides ample off street parking, as well as a good sized rear garden with useful garden room/storage room formerly the garage. The bungalow is only a short distance to all of the local amenities which include doctors, shops and school. The property is being sold with NO ONWARD CHAIN.

- Two bedroom
- Bathroom
- Lounge
- Conservatory
- Short distance to local shops and doctors
- En-suite
- Cloakroom
- Kitchen/breakfast room
- Good sized plot with ample parking
- Sought after road

Distances

Local Primary School and Doctors - 0.4 miles

Hatfield Peverel Railway Station - 2.5 miles

A12 Boreham Interchange - 1.4 miles

Chelmsford City Centre - 5.2 miles

(All distances are approximate)

ACCOMMODATION

Entrance Hall

Part glazed entrance door. Tiled floor and coved ceiling, inset lighting. Access to loft.

Lounge

3.86m x 3.26m (12'7" x 10'8")

Tiled floor and coved ceiling with inset ceiling lighting.

Kitchen/Breakfast Room with Utility Area

5.88m x 3.24m > 5.33m (19'3" x 10'7" > 17'5")

Vaulted ceilings with four roof lights and window to side. A range of eye and base level units incorporating peninsular breakfast bar finished with laminate roll top work-surface. One and a half bowl stainless steel sink with mixer taps. Built in double oven with five ring gas hob and extractor over. Integrated fridge freezer. Integrated dishwasher and washing machine. . Tiled floor. Door and window to side, window to rear. Glazed sliding doors to:

Conservatory

2.85m x 2.43m (9'4" x 7'11")

Windows and glazed door to rear garden. Tiled floor.

Bedroom One

4.24m x 2.94m (13'10" x 9'7")

Window to front. Coved ceiling. Door to:

En-Suite

Tiled walls and floor. Suite comprising enclosed shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Inset ceiling lighting.

Bedroom Two

2.94m x 2.74m (9'7" x 8'11")

Window to front. Tiled floor and coved ceiling. Built in wardrobes to one wall with sliding doors

Bathroom

Obscure window to side. Suite comprising bath with central mixer taps and shower attachment, independent shower over, inset wash hand basin with vanity below. Tiled walls and floor, Inset ceiling lighting. Heated towel rail.

Cloakroom

Suite comprising wash hand basin with tiled splash back and low level WC. Tiled floor.

EXTERIOR

Garden Room/Storage Room (formerly the garage)

5.42m x 2.86m (17'9" x 9'4")

Glazed doors to front. Door to side and window to rear. Lighting and power.

Rear Garden

Block paved patio area with remainder laid to lawn. Raised decking area to rear. Various flowers and shrubs. Lawn area. Timber shed. Access to front.

Front Garden

Block paved driveway providing ample parking to front. Lawn area. Access to the entrance door.

Services

Mains gas central heating. Mains water and drainage.

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.

