



The Willows, Boreham, Essex, CM3 3DJ

Offers in excess of £375,000

A popular four bedroom detached family home situated in a sought after cul-de-sac location, within short walking distance of many village amenities including Primary School, shops and bus service. The accommodation includes four bedrooms, bathroom and ground floor cloakroom, 16' x 14'7" lounge, 14'9" x 10'7" kitchen/dining room and a 14'2" x 12'8" UPVC double glazed conservatory. The property also offers a secluded and well maintained south/east facing rear garden, single garage, double glazed windows, gas central heating and driveway providing ample off street parking.

- Popular cul-de-sac location
- Detached family home
- Four bedrooms
- Shower room & ground floor cloakroom
- 16'0" x 14'7" lounge
- 14'9" x 10'7" kitchen/dining room
- 14'2" x 12'8" conservatory
- Secluded and well maintained rear garden
- Single garage
- Ample off street parking

Distances

Boreham Primary School 0.3 miles

A12 Boreham Interchange 0.8 miles

Hatfield Peverel Train Station 3.2 miles

Chelmsford Town Centre 4.8 miles

Boreham Village Shops, Post Office & Co-op 0.1 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Obscure UPVC double glazed entrance door. Stairs to first floor.

Cloakroom

Low level WC and vanity wash hand basin with tiled splash back.

Lounge

4.88m x 4.45m (16'0" x 14'7")

Two double glazed windows to front. Radiator. Coved ceiling. TV point. Dado rail. Feature fireplace.

Kitchen/Dining Room

4.52m x 3.23m (14'9" x 10'7")

Window and door to rear into conservatory. A range of fitted units to base and eye level incorporating full height units to one wall. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Space for fridge and cooker. Under stairs recess storage area. Radiator. Coved ceiling.

Conservatory

4.34m x 3.88m (14'2" x 12'8")

UPVC double glazed with windows to rear and sides and French doors to rear. Tiled flooring. Wall light points.

FIRST FLOOR

Bedroom One

3.98m x 2.55m (13'0" x 8'4")

Double glazed window to front. Radiator. Built in wardrobes and chest of drawers.

Bedroom Two

3.28m x 2.68m (10'9" x 8'9")

Double glazed window to rear. Radiator.

Bedroom Three

3.13m x 1.90m (10'3" x 6'2")

Double glazed window to front. Radiator.

Bedroom Four

3.28m x 1.72m (10'9" x 5'7")

Double glazed window to rear. Radiator.

Shower Room

Obscure double glazed window to side. White suite comprising low level WC and pedestal wash hand basin. Large walk in shower cubicle with tiled surround and fitted glass shower screen. Built in storage cupboard. Part tiled walls.

Landing

Obscure double glazed window to side. Stairs to ground floor. Loft access.

EXTERIOR

Garage

4.85m x 2.51m (15'10" x 8'2")

Up and over doors to front and rear giving access to garden. Power and lighting connected.

Rear Garden

A secluded and well maintained rear garden commencing with a large paved patio area. Various flowers and shrubs. Fencing to boundaries. Access to side.

Front Garden

Driveway leading to garage providing off street parking. Further paved area to front of house providing off street parking.

Services

Gas central heating. Mains water supply 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.