



Allens Close, Boreham, Essex, CM3 3DR

Guide price £425,000

Situated in a highly sought after cul-de-sac backing directly onto the local Recreational Park, is this four bedroom detached family home being offered with NO ONWARD CHAIN. The property is ideally located within a short driving distance of the A12, Hatfield Peverel train station and Chelmsford City Centre and within walking distance of the highly regarded Primary School and local amenities including shops, pubs and bus service. The accommodation includes four bedrooms, four piece family bathroom, ground floor cloakroom, 18'6 x 12'4 lounge, 13'4 x 10'9 dining room and Oak fitted kitchen. The property also boasts a double length garage, driveway providing off street parking, a secluded and well maintained rear garden, gas central heating and UPVC double glazed windows. KEYS HELD FOR VIEWINGS.

- No onward chain
- Backing directly onto Recreational Park
- Bathroom & ground floor cloakroom
- Fitted kitchen
- Well maintained and secluded rear garden
- Sought after cul-de-sac location
- Four bedrooms
- 18'6 x 12'4 lounge and 13'4 x 10'9 dining room
- Double length garage plus off street parking
- Gas central heating

Distances

Boreham Primary School (0.5 miles)
 A12 Boreham Interchange (1.6 miles)
 Hatfield Peverel Train Station (2.3 miles)
 Witham Town Centre (5 miles)
 Chelmsford City Centre (5.4 miles)
 All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Double glazed window to front and UPVC double glazed entrance door. Tiled flooring. Obscure double glazed door to:-

Entrance Hall

Stairs to first floor. Built in under stairs storage cupboard. Radiator. Coved ceiling. Central heating thermostat. Telephone point.

Cloakroom

High level obscure double glazed window to front. Suite comprising low level WC and vanity wash hand basin with storage cupboard below and tiled splash back. Radiator. Coved ceiling.

Lounge

5.66m x 3.77m (18'6" x 12'4")
 Double glazed window to front. Feature fireplace with fitted gas fire. Coved ceiling. Wall light points. TV point. Radiator.

Dining Room

4.08m x 3.30m (13'4" x 10'9")
 Double glazed sliding patio doors to rear. Coved ceiling. Radiator. Built in boiler cupboard housing gas fired boiler.

Kitchen

4.23m x 3.13m (13'10" x 10'3")
 Double glazed window to rear and door to side lobby. A range of Medium Oak fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space for fridge, freezer and free standing cooker with extractor hood above. Space and plumbing for washing machine. Coved ceiling. Inset spot lighting. Radiator. Part tiled walls.

FIRST FLOOR

Bedroom One

4.31m x 3.32m (14'1" x 10'10")
 Double glazed window to front. Coved ceiling. Radiator. Telephone point. Two wall light points.

Bedroom Two

3.67m x 3.32m (12'0" x 10'10")
 Double glazed window to rear. Coved ceiling. Radiator. Built in double wardrobes and airing cupboard housing hot water cylinder.

Bedroom Three

3.16m x 2.14m (10'4" x 7'0")
 Double glazed window to rear. Coved ceiling. Radiator. Vanity wash hand basin with storage cupboard below and tiled splash back. Space for double wardrobe with overhead storage units.

Bedroom Four

3.15m x 2.06m (10'4" x 6'9")
 Double glazed window to front. Coved ceiling. Radiator. Fitted double wardrobe and storage unit to side.

Bathroom

Obscure double glazed window to side. White four piece suite comprising panelled bath with Aqualisa shower above. Low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Separate shower cubicle with tiled surround and fitted glass shower screen. Chrome effect heated towel rail. Coved ceiling. Inset spot lighting.

Landing

Double glazed window to side. Stairs to ground floor. Loft access via pull down ladder with lighting connected.

EXTERIOR

Side Lobby

Doors to front and rear. Outside water tap. Access to garage.

Double Length Garage

9.91m x 2.45m (32'6" x 8'0")

Electric roller door to front. Power and light connected. Window to rear and door to side.

Front Garden

Driveway providing off street parking. Lawned gardens with flowers and shrubs.

Rear Garden

A secluded and well maintained rear garden backing directly onto the Recreational Park with access with a secure gate. Patio area and lawned gardens with various flowers and shrubs. Fencing to boundaries. Summerhouse and greenhouse to remain.

Services

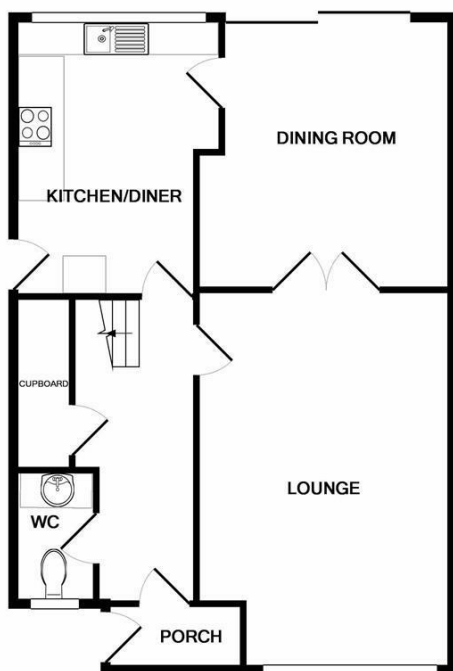
Gas central heating. Mains water supply and drainage.

Viewings

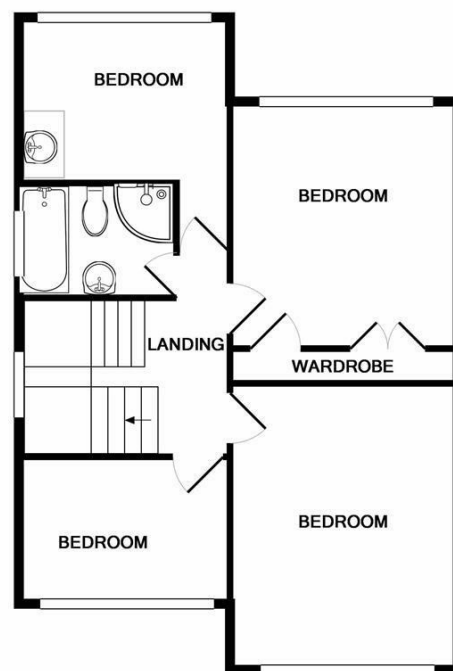
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)

8 ALLENS CLOSE BOREHAM CM3 3DR
TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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