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## **Boleyn Way, Boreham, Essex, CM3 3JL**

**Offers in the region of £310,000**

A spacious three bedroom semi detached property situated within a popular cul-de-sac position offering a double width conservatory across the rear of the property overlooking the gardens. The residence comprises three bedrooms and a first floor family bathroom, lounge, kitchen/breakfast room and two conservatories at the rear. Externally there are gardens to the front and rear plus a driveway providing off street parking and a garage. Boreham is a village to the north of Chelmsford City within easy reach of the A12 and Hatfield Peverel train station with trains into London Liverpool Street.

- Semi detached house
- Bathroom
- Kitchen/breakfast room
- Single garage
- Cul-de-sac position
- Three bedrooms
- Lounge
- Two conservatories
- Front and rear garden
- EPC - C

### **Distances**

A12 Boreham Interchange - 1.3 miles  
 Boreham Primary School - 0.8 miles  
 Hatfield Peverel Railway Station - 2.6 miles  
 Chelmsford City Centre - 5.2 miles

(All distances are approximate)

### **Accommodation**

#### **GROUND FLOOR**

##### **Entrance Porch**

UPVC double glazed entrance door with side screen. Tiled floor and inset lighting. Door to:

##### **Lounge**

4.76m x 4.11m (15'7" x 13'5")

UPVC double glazed bow window to conservatory, radiator, stairs leading to the first floor with understairs storage cupboard. Coved ceiling.

##### **Kitchen/Breakfast Room**

4.76m x 2.96m (15'7" x 9'8")

Units fitted to eye and base level finished with laminate roll top work surfaces and inset stainless steel single drainer sink unit. Space for a cooker with extractor over. Space for washing machine, dishwasher and fridge/freezer. Breakfast bar. Part tiled walls, radiator, UPVC double glazed bow window to front. Double glazed sliding patio doors leading to the conservatory.

##### **Conservatory**

3.18m x 3.17m (10'5" x 10'4")

Brick based with uPVC double glazed windows to rear, electric heater, UPVC double glazed french doors leading to the additional conservatory.

##### **Additional Conservatory**

4.04m x 2.63m (13'3" x 8'7")

Brick based with UPVC double glazed windows and french doors to the rear garden, UPVC double glazed door leading in to the garage.

#### **FIRST FLOOR**

##### **Landing**

Built-in airing cupboard. Stairs to ground floor and coved ceiling.

##### **Bedroom One**

3.31m x 2.84m (10'10" x 9'3")

UPVC double glazed window to rear, radiator, fitted range of bedroom furniture including wardrobes and bedside cabinets. Coved ceiling.

##### **Bedroom Two**

3.79m x 2.82m max (12'5" x 9'3" max)

UPVC double glazed window to rear, radiator, coved ceiling.

##### **Bedroom Three**

2.04m x 1.84 (6'8" x 6'0")

UPVC double glazed window to front, radiator.

## Bathroom

Modern white suite comprising panelled bath with mixer taps and independent shower over, low level WC with concealed cistern and inset wash hand basin and vanity unit below. Radiator, UPVC double glazed window to front. Part tiled walls.

## EXTERIOR

### Front Garden

To the front of the property there is a lawned garden area and a driveway providing off road parking with access to the garage and entrance door. Outside lighting.

### Garage

6.64m x 2.50m (21'9" x 8'2")

Up and over door, eaves storage space, power and light points, UPVC double glazed window to rear.

### Rear Garden

Paved patio area overlooking a lawned garden with flower and shrub borders. Timber storage shed and greenhouse. Outside power socket.

### Services

Gas central heating, mains water and drainage

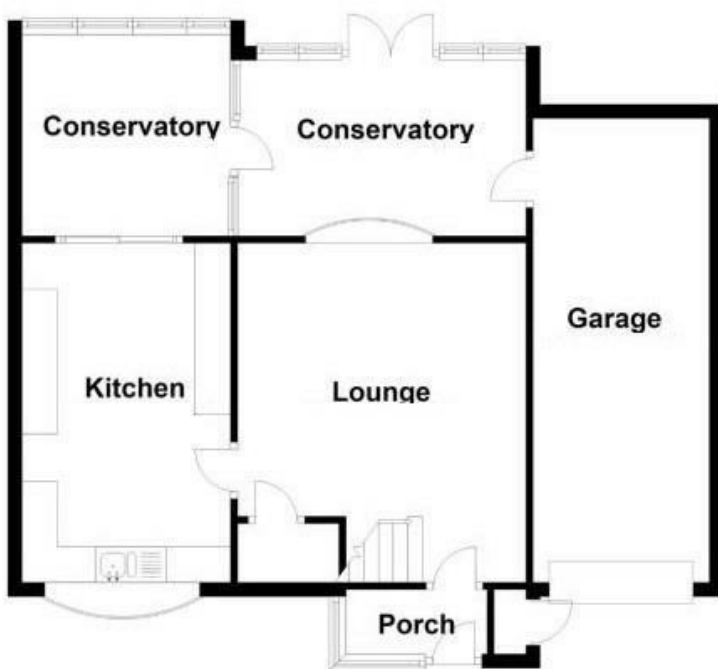
### Viewings

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.

### Ground Floor



### First Floor

