



Plantation Road, Boreham, Essex, CM3 3EA
Offers in excess of £425,000

A spacious detached bungalow situated in a highly sought after location, within walking distance of many village amenities including shops, doctors, pubs/resturants, post office and bus service. The accommodation includes three bedrooms, bathroom plus separate cloakroom, 16'4 x 10'11 lounge, 13'8 x 12' conservatory, 19'5 x 9' kitchen/dining room plus large utility room. The property also boasts a good size secluded rear garden, ample off street parking, gas central heating and UPVC double glazing. Early viewing advised.

- Extended detached bungalow
- Three bedrooms
- 16'4 x 10'11 lounge
- Utility room
- Ample off street parking
- Highly sought after location
- Bathroom & cloakroom
- 13'8 x 12' conservatory
- Good size secluded rear garden
- EPC - D

Distances

Local Primary School and Doctors - 0.3 miles

Hatfield Peverel Railway Station - 2.8 miles

A12 Boreham Interchange - 1.7 miles

Chelmsford city centre - 5.4 miles

(All distances are approximate)

ACCOMMODATION

Entrance Hall

Obscure UPVC double glazed door to side. Radiator. Coved ceiling. Access to boarded loft via pull down ladder housing boiler.

Bedroom One

4.25mx 3.05m (13'11"x 10'0")

Double glazed window to front. Range of fitted wardrobes and chest of drawers. Radiator.

Bedroom Two

3.12m x 3.10m (10'2" x 10'2")

Double glazed window to front. Range of fitted wardrobes and chest of drawers. Radiator. Coved ceiling.

Bedroom Three

3.24m x 2.71m (10'7" x 8'10")

Double glazed window to side. Built in storage cupboard. Radiator. Coved ceiling.

Family Bathroom

Obscure double glazed window to side. Suite comprising panelled bath with shower over, low level WC and vanity wash hand basin with storage cupboard below. Tiled walls and flooring.

Lounge

4.99mx 3.33m (16'4"x 10'11")

Open plan through to dining area. Feature fireplace with electric fire. Coved ceiling. TV point. Radiator. Wood flooring.

Kitchen/Dining Room

5.92m x 2.75m (19'5" x 9'0")

Double glazed window to rear and French doors to conservatory. A range of matching units to base and eye level. Laminate work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Built in double oven with 4 ring gas hob above and extractor hood over. Space and plumbing for dishwasher. Part tiled walls. Radiator. Part wood and tiled flooring.

Conservatory

4.18m x 3.68m (13'8" x 12'0")

Double glazed windows to rear and sides and French doors to side. Tiled flooring. Radiator.

Utility Room

3.50m x 4.91m > 2.46m (11'5" x 16'1" > 8'0")

Obscure double glazed door to front and double glazed window to front. Obscure double glazed door to rear. Tiled flooring. Coved ceiling. Space and plumbing for washing machine and tumble dryer. Eye level units. Radiator.

Cloakroom

Obscure double glazed window to rear. White suite comprising low level WC and vanity wash hand basin with mixer taps. Radiator. Tiled flooring. Coved ceiling. Extractor fan.

EXTERIOR

Rear Garden

A good size secluded rear garden commencing with a large block paved patio area. Remainder laid to lawn with flowers and shrubs. Fencing to boundaries. Timber framed shed to remain. Pergola.

Front Garden

Block paved driveway providing ample off street parking. Lawned gardens with various flowers and shrubs.

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.



