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Sussex Close, Boreham, Essex, CM3 3ED Guide price £460,000

A well presented and much improved four bedroom detached family home, situated in a highly sought after cul-de-sac location, within walking distance of the local Primary School, Recreational Park and village amenities. The property also offers easy access to the A12, Hatfield Peverel train station and Chelmsford City Centre. The accommodation includes four good size bedrooms, modern family bathroom, 22'3 x 15'7 > 12'7 lounge/dining room, re-fitted high gloss kitchen with integrated appliances, study and ground floor cloakroom. Further features include a well maintained and secluded west facing rear garden, garage plus off street parking, gas central heating and UPVC double glazed windows. EARLY VIEWING ADVISED.

- Highly sought after cul-de-sac location
- Four good size bedrooms
- 22'3 x 15'7 > 12'7 lounge/dining room
- Secluded and well maintained west facing garden
- Garage & off street parking
- Well presented throughout
- Modern bathroom & ground floor cloakroom
- Re-fitted high gloss kitchen & study
- Gas central heating & UPVC double glazing
- EPC - C

Distances

Boreham Primary School (0.4 miles)
 A12 Boreham Interchange (1.5 miles)
 Hatfield Peveler Train Station (2.8 miles)
 Chelmsford City Centre (4.8 miles)

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entrance door. Double glazed window to side. Wood flooring. Radiator.

Cloakroom

Obscure double glazed window to side. Modern white suite comprising low level WC and vanity wash hand basin with tiled splash back. Tiled flooring. Radiator.

Inner Hall

Stairs to first floor. Wood flooring. Radiator. Built in under stairs cupboard.

Re-Fitted Kitchen

3.75m x 2.75m (12'3" x 9'0")

Double glazed window to front. A range of re-fitted modern high gloss units to base and eye level. Quartz worktops with upstands incorporating 1 1/2 bowl sink unit with mixer taps. A range of integrated Neff appliances including full height fridge/freezer, wall mounted double oven with built in microwave, 4 ring induction hob with extractor hood over, dishwasher and washing machine. Inset spot lighting. Tiled flooring. Concealed lighting.

Study

2.90m x 2.87m (9'6" x 9'4")

Double glazed window to front. Radiator.

Lounge/Dining Room

6.79m x 4.75m > 3.85m (22'3" x 15'7" > 12'7")

Double glazed French doors to rear and further double glazed door to rear. Wood flooring. Two radiators. Coved ceiling. TV point. Feature fireplace.

FIRST FLOOR

Bedroom One

3.75m x 3.73m (12'3" x 12'2")

Double glazed window to rear. Radiator.

Bedroom Two

3.70m x 2.99m (12'1" x 9'9")

Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Three

3.60m x 2.82m (11'9" x 9'3")

Double glazed window to front. Radiator. Coved ceiling.

Bedroom Four

3.14m x 2.83m (10'3" x 9'3")

Double glazed window to front. Radiator. Coved ceiling.

Family Bathroom

Obscure double glazed window to side. Modern white suite comprising panelled bath with mixer taps and power shower over with fitted glass shower screen. Low level WC and pedestal wash hand basin with mixer taps. Fully tiled walls and flooring. Radiator.

Landing

Double glazed window to side. Stairs to ground floor. Loft access.

EXTERIOR

Garage

Up and over door to front. Power and light connected. Double glazed window and door to rear.

Rear Garden

A secluded and well maintained West facing rear garden commencing with a large decking area. Steps down to lawned garden with various mature flowers, trees and shrubs. Paved patio area. Fencing to boundaries. Outside lighting.

Front Garden

Driveway leading to garage providing off street parking. Lawned garden with flowers and hedging.

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.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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