



## Villiers Place, Boreham, Essex, CM3 3JW

### Guide price £170,000

A highly sought after one bedroom first floor maisonette, with pleasant views to the rear overlooking a small green and being well presented throughout. The accommodation boasts one double bedroom, modern bathroom suite, 12'9 x 9' lounge/dining room and a modern cream gloss fitted kitchen. The property also boasts a splendid well maintained and enclosed private garden to the front and side with lawned gardens and a range of flowers and shrubs. Further features include UPVC double glazing and allocated parking for homeowner and further parking for guests/visitors. The property is ideally positioned within walking distance of many village amenities, including a short walk to the popular Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The property is also offered with NO ONWARD CHAIN and an internal viewing is highly recommended.

- First floor maisonette
- Overlooking pleasant green to rear
- Private and well maintained garden
- One double bedroom
- Modern bathroom
- 12'9 x 9' lounge & modern cream gloss kitchen
- No onward chain
- UPVC double glazing
- Allocated parking for homeowner and guests
- EPC - E

## **Distances**

Hatfield Peverel Train Station (3.1 miles)  
Boreham Primary School (0.5 miles)  
A12 Boreham Interchange (0.5 miles)  
Lion Inn (0.1 miles)  
Chelmsford City Centre (4.5 miles)

(All mileages are approximate)

## **ACCOMMODATION**

### **Entrance Hall**

### **Hallway**

Entrance door. Stairs leading to first floor.

### **Lounge**

3.91m x 2.75m (12'9" x 9'0" )  
Double glazed window to rear overlooking pleasant green. Laminate flooring. TV point.

### **Kitchen**

3.55m x 1.84m (11'7" x 6'0" )  
Double glazed window to rear overlooking pleasant green. A range of matching modern cream gloss units fitted to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit. Space for full height fridge/freezer. Space and plumbing for washing machine. Free standing double oven with hob above to remain. Part tiled walls.

### **Inner Hallway**

Airing cupboard housing hot water cylinder.

### **Bedroom**

3.64m x 2.60m (11'11" x 8'6" )  
Double glazed window to front. Large built in wardrobe/storage cupboard. Coved ceiling. Access to boarded loft area via pull down ladder.

### **Bathroom**

A modern white bathroom suite comprising panelled bath with shower over and fitted glass shower screen. Low level WC with concealed cistern and low level WC with storage cupboard below and mixer tap. Tiled walls and flooring.

## **EXTERIOR**

### **Private Garden**

A private and secluded lawned garden leading round to side and with a range of flowers and shrubs. Fencing and screening providing privacy from neighboring properties. Useful outside storage cupboard.

### **Allocated Residential Parking Area**

Allocated parking for homeowner with further parking for guests/visitors.

### **Services**

Mains water supply and drainage.

### **Additional Information**

Length of Lease - Available Upon Request  
Service Charge - Available Upon Request  
Ground Rent - Available Upon Request

### **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.