

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

E: info@paulmasonassociates.co.uk
www.paulmasonassociates.co.uk



Haselfoot Road, Boreham, Essex, CM3 3EE

Guide Price £400,000 - £425,000

GUIDE PRICE £400,000 - £425,000NO ONWARD CHAIN - CONTRACT READY.....Situated in arguably one of the most sought after private roads within Boreham, is this splendid four bedroom detached chalet style property. The property is in need of some modernisation and offers ample scope for extension or improvement subject to any necessary planning permissions. To the first floor the accommodation includes two double bedrooms plus a shower room. The ground floor boasts a large master bedroom, further bedroom/study, 15'10 x 11'9 lounge, fitted kitchen and bathroom with separate WC. The property also offers a good size secluded rear garden, garage plus workshop, driveway providing off street parking, gas central heating and double glazed windows. The property is ideally positioned in a private cul-de-sac, within walking distance of many village amenities including shops, village hall, recreational park and Primary School, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. VIEWING STRONGLY ADVISED.

- Launch Day Sat 5th December 12-2pm
- Highly sought after location
- 15'10 x 11'9 lounge
- Good size secluded rear garden
- In need of some modernisation
- No onward chain
- Four bedrooms
- Ground floor bathroom with separate WC & first floor shower room
- Garage plus off street parking
- EPC - D

Distances

Boreham Primary School (0.2 miles)
 A12 Boreham Interchange (1.3 miles)
 Hatfield Peverel Train Station (2.8 miles)
 Witham Town Centre (5 miles)
 Chelmsford City Centre (5 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entrance door. Stairs to first floor. Built in storage cupboard. Laminate flooring. Radiator.

Lounge

4.85m x 3.59m (15'10" x 11'9")

Double glazed window to front and side. Feature fireplace with provision for open fire. Laminate flooring. Two radiators.

Bedroom Four/Study

3.30m x 2.68m (10'9" x 8'9")

Double glazed window to front. Built in double wardrobe. Laminate flooring. Radiator.

Bedroom One

4.27m x 3.63m (14'0" x 11'10")

Double glazed window to rear and side. Radiator. Built in double wardrobe.

Bathroom

Obscure double glazed window to rear. Panelled bath with mixer taps. Pedestal wash hand basin. Part tiled walls. Airing cupboard housing hot water cylinder. Radiator.

Separate WC

Obscure double glazed window to rear. Low level WC.

Kitchen

3.35m x 2.94m (10'11" x 9'7")

Double glazed window to rear and double glazed door to side. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating sink unit. Space and plumbing for washing machine. Space for cooker. Space for full height fridge/freezer. Part tiled walls. Radiator.

FIRST FLOOR

Bedroom Two

4.70m > 2.37m x 3.26m (15'5" > 7'9" x 10'8")

Double glazed window to side. Radiator. Wood panelled walls. Built in wardrobe.

Bedroom Three

3.28m x 2.90m (10'9" x 9'6")

Double glazed window to side. Radiator. Wood panelled walls. Large built in eves storage cupboard. Laminate flooring.

Shower Room

Obscure double glazed window to rear. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Part tiled walls. Radiator. Extractor fan. Large built in eves storage cupboard housing gas fired boiler. Radiator.

Landing

Stairs to ground floor.

EXTERIOR

Garage

3.90m x 2.34m (12'9" x 7'8")

Up and over door to front. Power and light connected.

Workshop

3.59m x 2.70m (11'9" x 8'10")

Door to side.

Rear Garden

A good size secluded rear garden with lawned gardens and mature shrubs. Fencing to boundaries. Access to side. Small garden shed to side.

Front Garden

Driveway leading to garage providing off street parking. Lawned gardens with various flowers and shrubs.

Services

Gas central heating. Mains water supply and drainage.

Viewings

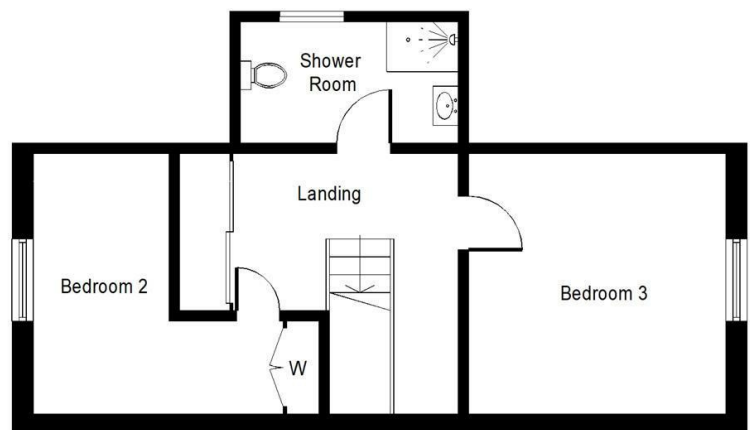
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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.



Ground Floor



First Floor

