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2 Nursery Cottages Main Road, Boreham, Essex, CM3 3AJ

Guide price £340,000

An individual semi detached cottage with three double bedrooms and en-suite to the master bedroom, situated within an unmade road in a non estate position. The property is conveniently located for both Boreham and Hatfield Peverel, as well as a mainline train station into London and the A12. The accommodation comprises 21' x 16'10 Lounge with dining area, fitted kitchen in white and ground floor cloakroom which is to be finished. The first floor offers three double bedrooms with en-suite to the master bedroom and separate family bathroom. To the rear of the property is a large secluded garden which measure 144' and off street parking for two cars to the front.

- Three double bedrooms
- En-suite to master bedroom
- 21' X 16'10 Lounge with dining area
- Fitted kitchen in white
- Side lobby
- Ground floor cloakroom to be finished
- Off street parking
- 144' Rear garden
- Non estate position
- Easy access to the A12

Distances

A12 Boreham Interchange - 1.0 mile
Boreham Primary School - 1.4 miles
Hatfield Peverel Railway Station - 1.7 miles
Chelmsford City Centre - 6.2 miles
(All distances are approximate)

Accommodation

GROUND FLOOR

Entrance Lobby

Entrance door and window to side. Stairs to first floor and door to:-

Lounge with dining area

6.67m x 4.90m (21'10" x 16'0")
Window to front and side. Timber flooring. Feature fireplace with raised hearth incorporating log burning stove. Coved ceiling and arch to:-

Kitchen

3.83m x 2.97m (12'6" x 9'8")
Window and glazed French doors to rear. Units fitted to eye and base level fitted finished with laminate roll top work surfaces and tiled surround. Single bowl sink unit with drainer and mixer taps. Space for Range style cooker with extractor over, fridge/freezer, dishwasher and washing machine. Inset lighting and tiled floor.

Side Lobby

Tiled floor and half glazed door to side.

Cloakroom

Obscured window to side. Space for low level WC and wash hand basin. Tiled floor and half tiled walls. Inset lighting.

FIRST FLOOR

Landing

Window to side and stairs to ground floor. Coved ceiling and inset lighting.

Bedroom One

4.91m x 3.93m (16'1" x 12'10")
Window to front. Two built in cupboards. Coved ceiling. Access to loft via pull down ladder with window to side. Door to:

Re-fitted En-suite

Tiled walls and floor. Re-fitted suite comprising enclosed shower cubicle, inset wash hand basin with vanity unit below and low level WC.

Bedroom Two

3.90m x 2.40m (12'9" x 7'10")
Window to rear and coved ceiling.

Bedroom Three

3.34m x 2.40m (10'11" x 7'10")
Window to rear. Coved ceiling with inset lighting.

Bathroom

White suite comprising bath with independent shower over, inset wash hand basin and low level WC with concealed cistern. Tiled walls and floor. Inset lighting.

EXTERIOR

Front Garden

Off street parking for two cars. Access to entrance porch.

Rear Garden

Commencing with a raised timber decking area and access to front via side gate. Gardens mainly laid to lawn with various flowers and shrubs. Garden pond. Timber storage shed. Outside lights, tap and power.

Services

Mains gas central heating, mains water and drainage.

Directions

From our office in Hatfield Peverel proceed in the direction of Chelmsford and past the entry slip road for the A12 southbound. At the top of the hill as the road bears round to the left there is an unmade gravel road on the left. Turn into the unmade road and the property can be found on the right hand side.

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.