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## 12 Old Forge Road, Boreham, Essex, CM3 3DU

### Guide price £285,000

A three bedroom end terrace house conveniently situated within walking distance of the village amenities including school, numerous shops and bus service. The accommodation consists of three bedrooms, shower room, 15' x 12'4 lounge, 17'10 x 9'4 kitchen/dining room and useful study/utility room. The property also offers off street parking for two/three cars, gas central heating, UPVC double glazing, secluded rear garden plus extra side garden, along with the potential to extend to the side subject to planning permission.

- Sought after location
- Gas central heating
- Double glazed windows
- Three bedrooms
- Shower room
- 15' x 12'4 lounge
- 17'10 x 9'4 kitchen/dining room
- Study/utility room
- Off street parking for two/three cars
- Secluded gardens

## **Distances**

Boreham Primary School (0.4 miles)  
A12 Boreham Interchange (0.6 miles)  
Hatfield Peverel Train Station (3.1 miles)  
Chelmsford City Centre (4.7 miles)  
(All distances are approximate)

## **Accommodation**

### **GROUND FLOOR**

#### **Entrance Lobby**

Double glazed windows to front and rear. Part glazed hardwood entrance door. Coved ceiling. Part glazed door to:-

#### **Entrance Hall**

Stairs to first floor. Coved ceiling. Radiator. Telephone point. Central heating thermostat.

#### **Lounge**

4.58m x 3.78m (15'0" x 12'4" )  
Double glazed window to front. Feature fireplace with brick surround and provision for open fire. Coved ceiling. Radiator. TV and telephone point.

#### **Kitchen/Dining Room**

5.46m x 2.85m (17'10" x 9'4" )  
Two double glazed windows to rear and obscure double glazed door leading to rear lobby. An extensive range of units fitted to base and eye level. Laminate roll top work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Space for free standing cooker. Space and plumbing for washing machine and dishwasher. Under stairs storage cupboard. Radiator. Coved ceiling. Concealed lighting.

#### **Rear Lobby**

Window and obscure glazed door to rear. Radiator. Coved ceiling.

#### **Study/Utility Room**

2.45m x 2.17m (8'0" x 7'1" )  
Double glazed window to side. Coved ceiling.

### **FIRST FLOOR**

#### **Bedroom One**

3.78m x 3.12m (12'4" x 10'2" )  
Double glazed window to front. Radiator. Coved ceiling.

#### **Bedroom Two**

3.67m x 3.00m (12'0" x 9'10" )  
Double glazed window to rear. Coved ceiling. Radiator.

#### **Bedroom Three**

2.84m x 2.30m (9'3" x 7'6" )  
Double glazed window to side. Radiator. Coved ceiling. Airing cupboard housing hot water cylinder and immersion heater.

#### **Shower Room**

Obscure double glazed window to side and rear. White suite comprising low level WC and pedestal wash hand basin. Large shower cubicle with fitted glass shower screen and tiled surround. Part tiled walls. Radiator. Coved ceiling.

#### **Landing**

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

### **EXTERIOR**

#### **Gardens**

The rear offers a secluded garden with paved patio area, lawned gardens with various flowers and shrubs. Timber framed shed/workshop with power and light connected. Fencing to boundaries. Extra side garden enclosed by hedging and fencing with greenhouse to remain. There is also a driveway providing off street parking for two/three cars.

#### **Services**

Gas central heating, mains water and drainage.

#### **Directions**

From our office proceed along The Street towards Chelmsford. follow the road and on entering Boreham proceed through the village, turning left just before The Lion into Church Road and Old Forge Road can be found on the right hand side.

#### **Viewings**

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

#### **Important Notice**

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.