



Torcross, Brick House Lane, Boreham, Chelmsford, Essex, CM3 3JQ

- Detached Chalet Bungalow
- Versatile Accommodation
- Approximately 0.3 of an Acre
- Five Bedrooms
- Two Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Double Garage
- Over 2000 Sq Ft of Accommodation
- Established Plot



PROPERTY DESCRIPTION

Situated on approximately a third of an acre plot and offering over 2000 sq ft of accommodation in need of modernisation is this spacious five bedroom detached chalet family home. The property offers extensive, versatile accommodation throughout with bright and airy rooms over two floors. To the ground floor a spacious entrance hallway provides access to bedrooms three and four, living room, dining room, kitchen / breakfast room and a shower room. The ground floor accommodation is completed by a utility room and integral double garage and workshop. To the first floor are three bedrooms and a good size family bathroom. Bedrooms one and two have the added benefit of fitted storage cupboards / wardrobe space and eaves storage.

Externally the property enjoys an in and out driveway providing off road parking for multiple vehicles and access to the double garage. The property sits on a plot of circa 0.3 of an acre with mature grounds offering a variety of trees, shrubs and fruit trees including; apple, damson, plum and pear trees.

The property is located within the popular village of Boreham, ideally located within walking distance of village amenities including a doctors surgery, local shops, public houses, parish church, primary school, delightful countryside walks, a number of waterside walks and recreational parks. Boreham is located to the North East of the vibrant city of Chelmsford which provides a wider array of amenities, shopping facilities, well-regarded state, private and grammar schools (King Edward VI Grammar School and Chelmsford County High School for Girls.)

The area has excellent travel links, being within easy reach of Stansted airport, a short drive to the A12, providing access to Colchester to the North and the M25 (Junction 28) to the South. For commuters there are rail services at Chelmsford and the neighbouring village of Hatfield Peverel providing frequent services to London Liverpool Street. There is the added benefit of the new Beaulieu train station which will be within close proximity to the property which is estimated to be built by 2026.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Providing access to principal reception rooms and bedrooms, turning staircase to first floor and under stairs storage cupboard.

Living Room

4.24m x 6.69m (13' 11" x 21' 11")

Window to side aspect, sliding patio door to rear aspect, open fireplace.

Dining Room

3.64m x 4.69m (11' 11" x 15' 5")

Window to front aspect, Parkray fireplace.

Kitchen / Breakfast Room

4.24m x 3.64m (13' 11" x 11' 11")

Window to rear aspect, range of base units with work surfaces over, stainless steel sink with double drainer, space for appliances, boiler, storage cupboard and pantry. Door to;

Utility Room

3.19m x 2.35m (10' 6" x 7' 9")

Window and door to rear aspect, door leading to the double garage, base units with stainless steel sink with drainer, space for appliances and plumbing for a washing machine.

Downstairs Shower Room

1.94m Max x 2.57m (6' 4" Max x 8' 5")

Window to rear aspect, low level WC, wash hand basin, shower cubicle.

Bedroom Three

3.32m Max x 3.78m (10' 11" Max x 12' 5")

Windows to front and side aspects.

Bedroom Four

3.65m Max x 3.65m (12' 0" Max x 12' 0")

Window to front aspect, fitted wardrobe.

First Floor Landing

Window to rear aspect, access to storage and airing cupboards, access to bedrooms one, two and five and the family bathroom.

Bedroom One

4.25m Max x 5.16m (13' 11" Max x 16' 11")

Windows to side and rear aspects, fitted wardrobes and cupboards and eaves storage.

Bedroom Two

3.63m Max x 5.01m (11' 11" Max x 16' 5")

Windows to side and rear aspects, fitted wardrobes cupboards and eaves storage.

Bedroom Five

2.49m Max x 3.46m Max (8' 2" Max x 11' 4" Max)

Window to front aspect.

Family Bathroom

2.43m Max x 3.46m Max (8' 0" Max x 11' 4" Max)

Window to front aspect, low level WC, wash hand basin, pannelled bath.

Exterior

To the front of the property there is an in and out driveway providing off road parking and access to a double garage which provides access to a workshop. There is an established lawned area with a selection of trees and shrubs and hedging to the borders.

The property sits on a plot of approximately a third of an acre, there is a further lawned area to the side of the property and side access leads to the established rear garden. The rear garden commences with a paved patio area and the remainder mainly laid to lawn with a selection of mature trees and shrubs including fruit trees; apple, plum, pear and damson. There is an area set aside for vegetable beds and a timber shed, coal bunkers and concrete based brick built compost stores to remain.

Agents Note

The property benefits from double glazing throughout and oil fired central heating.

Broadband - BT Fibre and Sky available.

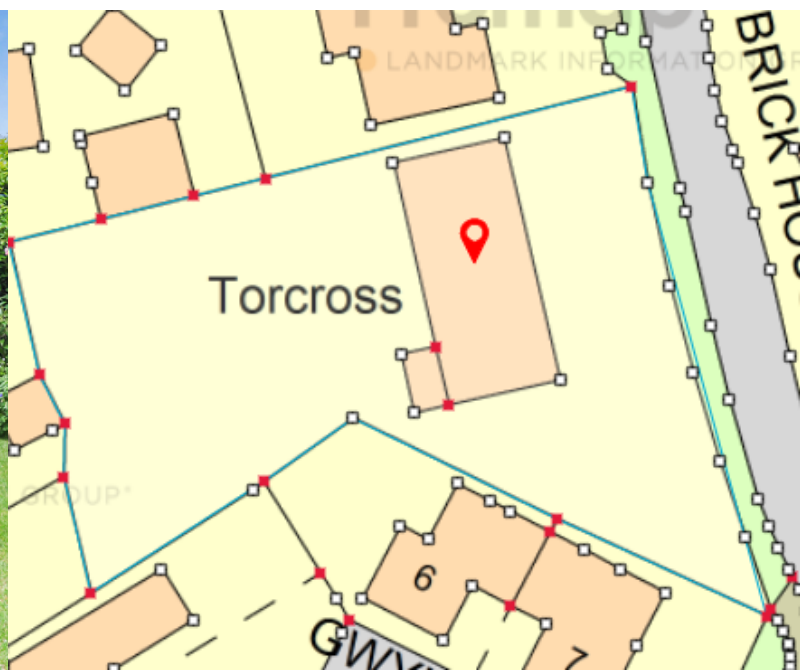
Council Tax Band - F

EPC - F

Viewings

By prior appointment with Balch Estate Agents.

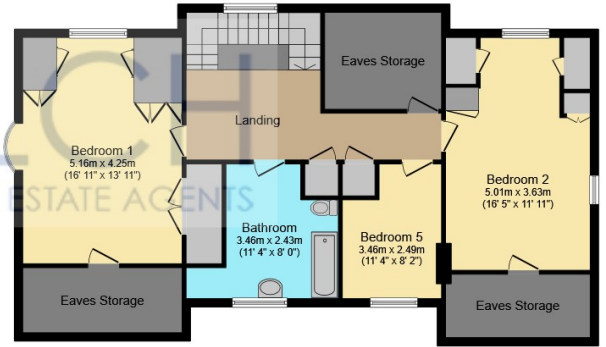
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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