



31 St Andrews Road, Boreham, Chelmsford, Essex, CM3 3DL

Council Tax Band D (Chelmsford City Council)



£450,000 Freehold

Spacious Family Living in Boreham Village

Discover this delightful four-bedroom semi-detached home, perfectly situated in the charming village of Boreham. Presented in excellent order, this extended property offers a harmonious blend of comfort and style, ideal for modern family living. Upon entering, you are greeted by a welcoming porch leading into a spacious living/dining room, perfect for entertaining or relaxing with family. The ground floor also features a well-appointed kitchen, complete with contemporary fittings and ample storage, ensuring a practical and enjoyable cooking experience. Adjacent to the kitchen is a versatile study, offering a quiet space for work or leisure. The first floor houses four generously sized bedrooms, each providing a peaceful retreat for family members. The family bathroom is elegantly designed, featuring modern fixtures and fittings to cater to all your needs.

Outside, the property boasts a private driveway leading to an integral garage, providing convenient off-road parking. The rear garden offers a serene outdoor space, perfect for al fresco dining or enjoying a sunny afternoon.

Location

The village of Boreham is located 3.7 miles to the north east of Chelmsford and offers a range of local amenities including a parade of shops, doctors surgery, local primary school, local butchers and a selection of popular pubs and restaurants. At the centre of the village is the recreational ground which plays home to the community centre and local sports teams, there are plenty of open spaces surrounding the village with pleasant riverside walks down to papermill lock. Boreham is conveniently located within easy access of the A12, the neighbouring village of Hatfield Peverel offers a mainline railway station and the new Beaulieu station which is anticipated to open in late 2025 will be 1.2 miles from the property. There is a regular bus service to Chelmsford city centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.

Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

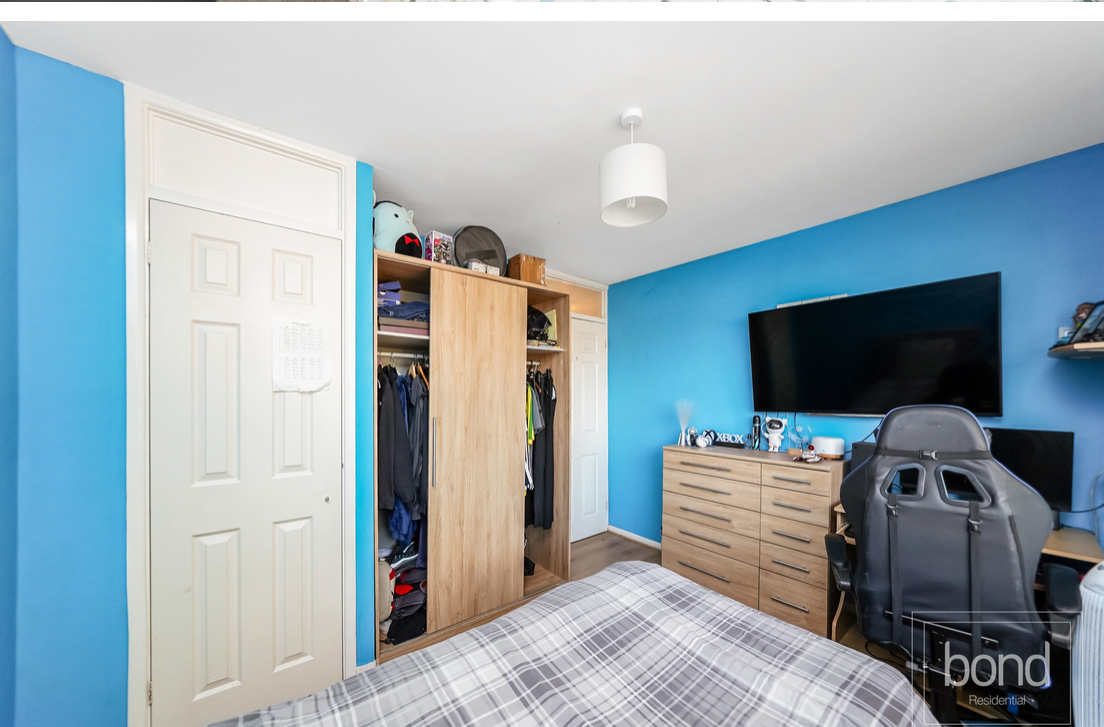
Tenure: Freehold **EPC Rating:** D **Council Tax Band:** D

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| <ul style="list-style-type: none">• Extended Semi Detached Family Home• Fitted Kitchen• Four Bedrooms• Ground Floor Cloakroom | <ul style="list-style-type: none">• Living/Dining Room• Study• Family Bathroom• Garage & Driveway |
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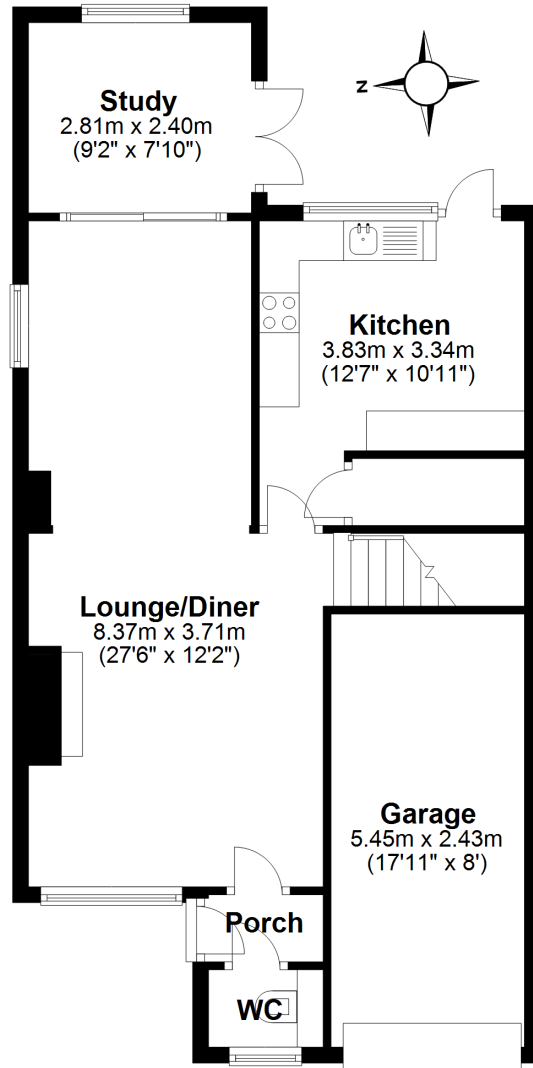






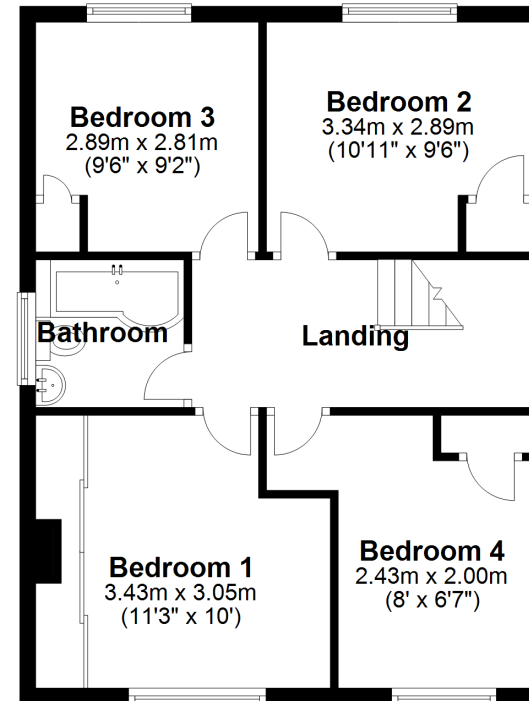
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 119.7 sq. metres (1287.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.

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