



Butterfield Road, Boreham, Chelmsford, Essex, CM3 3BS

Council Tax Band D (Chelmsford City Council)

 2  3  1

Offers In Excess Of £425,000 Freehold

## ACCOMMODATION

This extended semi detached family home is being offered for sale with no onward chain and comprises an entrance hall, cloakroom, living room, dining room and a kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms and family bathroom with white suite.

Externally the features a front garden, hardstanding driveway to the side leading to a garage and a mature 85' rear garden with paved patio and lawn.

## 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 there is a regular bus service to Chelmsford city centre.

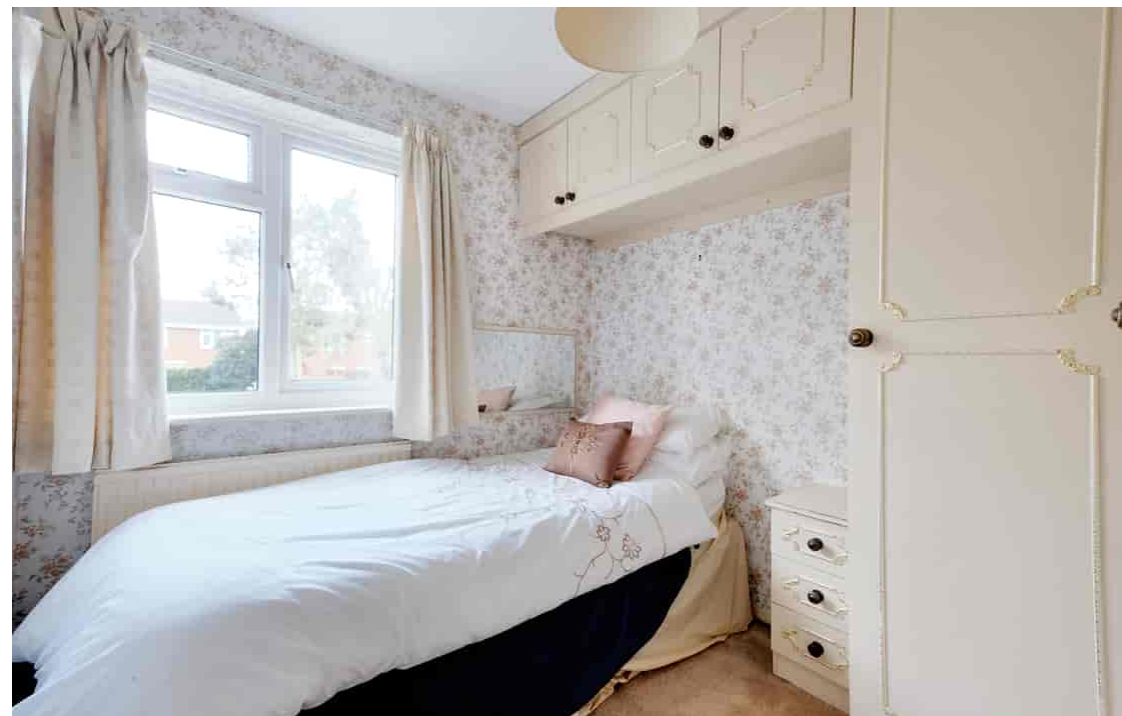
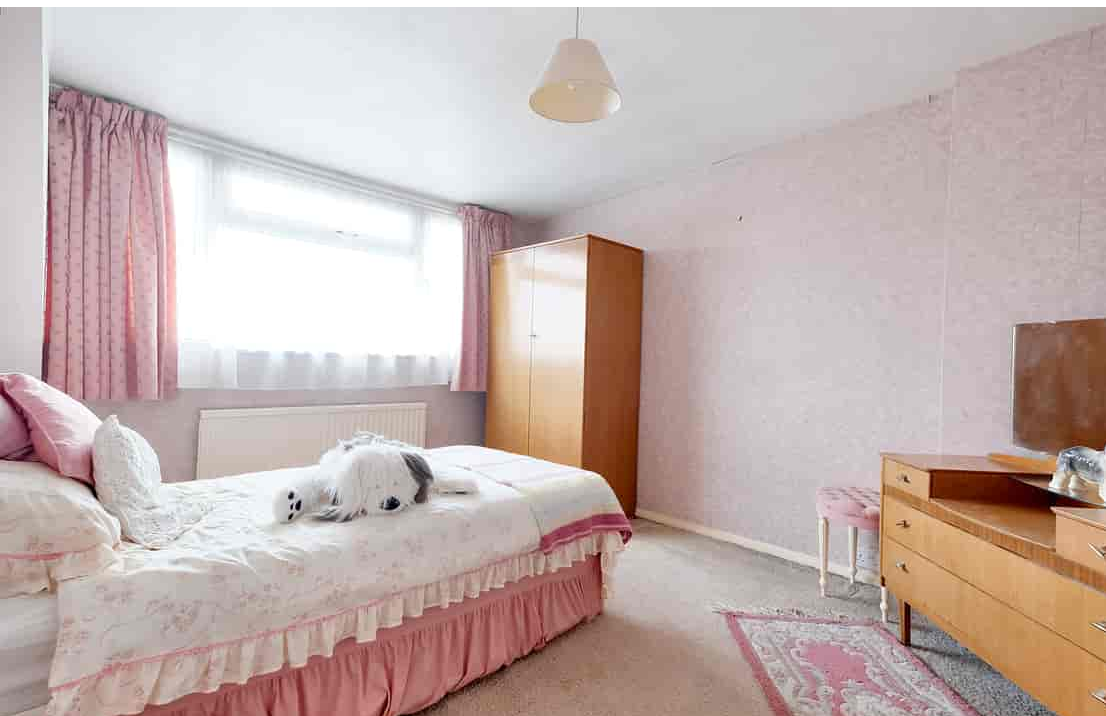
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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.

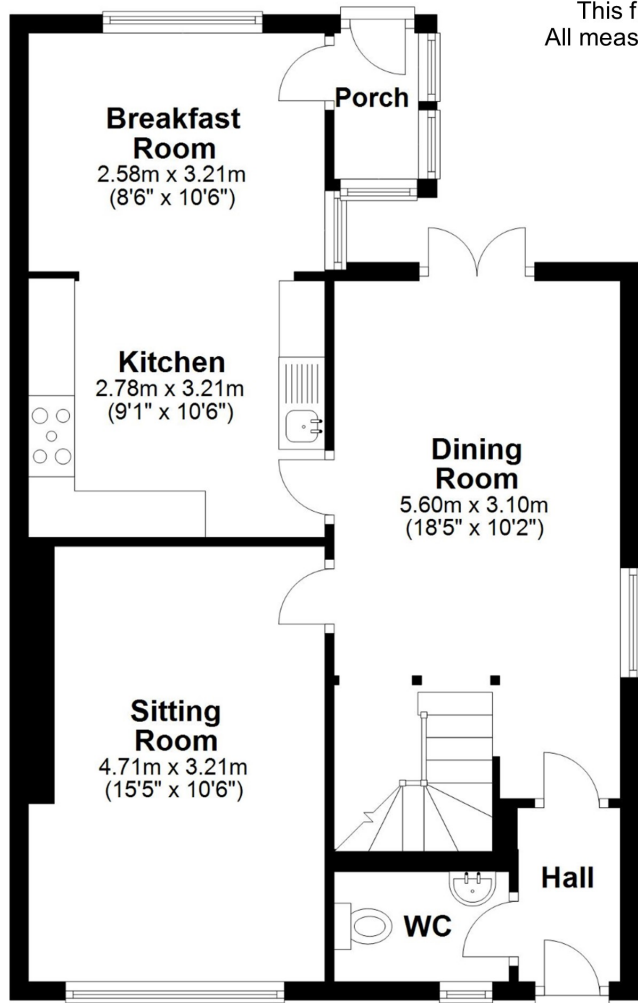
- Extended Semi Detached Family Home
- Kitchen/Breakfast Room
- Three Bedrooms
- 85' Rear Garden
- No Onward Chain
- Two Reception Rooms
- Cloakroom
- Family Bathroom With White Suite
- Garage & Driveway
- Sought After Village Location







## Ground Floor

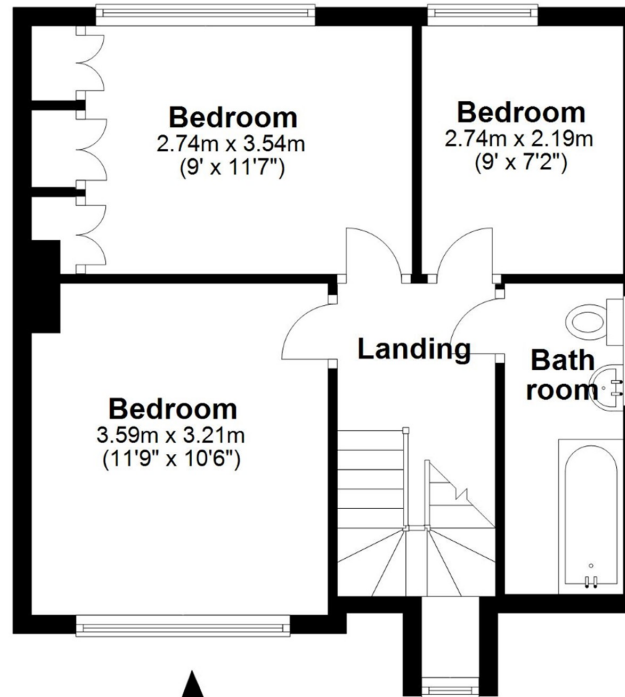


**APPROX INTERNAL FLOOR AREA 100 SQ M (1070 SQ FT)**

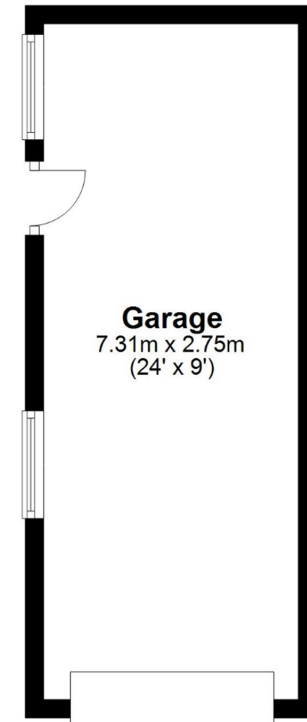
**OUTBUILDING 20 SQ M (220 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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## First Floor



## Outbuilding



78, New London Road,  
Chelmsford, Essex, CM2 0PD

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