



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

Council Tax Band D (Chelmsford City Council)

 2  3  2

£475,000 Freehold

This beautifully extended semi-detached family home offers spacious and versatile accommodation arranged over two floors, ideal for modern family living. The ground floor features a welcoming entrance hall leading to a generous living room, perfect for relaxing evenings, alongside an impressive open-plan sitting/dining room that provides an excellent space for entertaining as well as lovely all year round views of the garden.

The well-appointed kitchen sits centrally within the home, offering practical workspace and direct access to the dining area, while a convenient ground floor shower room adds further flexibility for busy households or guests.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious principal bedroom with dressing area, complemented by a family bathroom accessed from the landing.

Externally, the home benefits from an outbuilding/garage, offering excellent storage or potential for a workshop or home office (subject to requirements). The driveway to the front of the property provides off road parking with a side access leading round to the rear garden. The overall layout and extension create a fantastic balance of open-plan living and defined spaces, perfectly suited to family life.

## Location

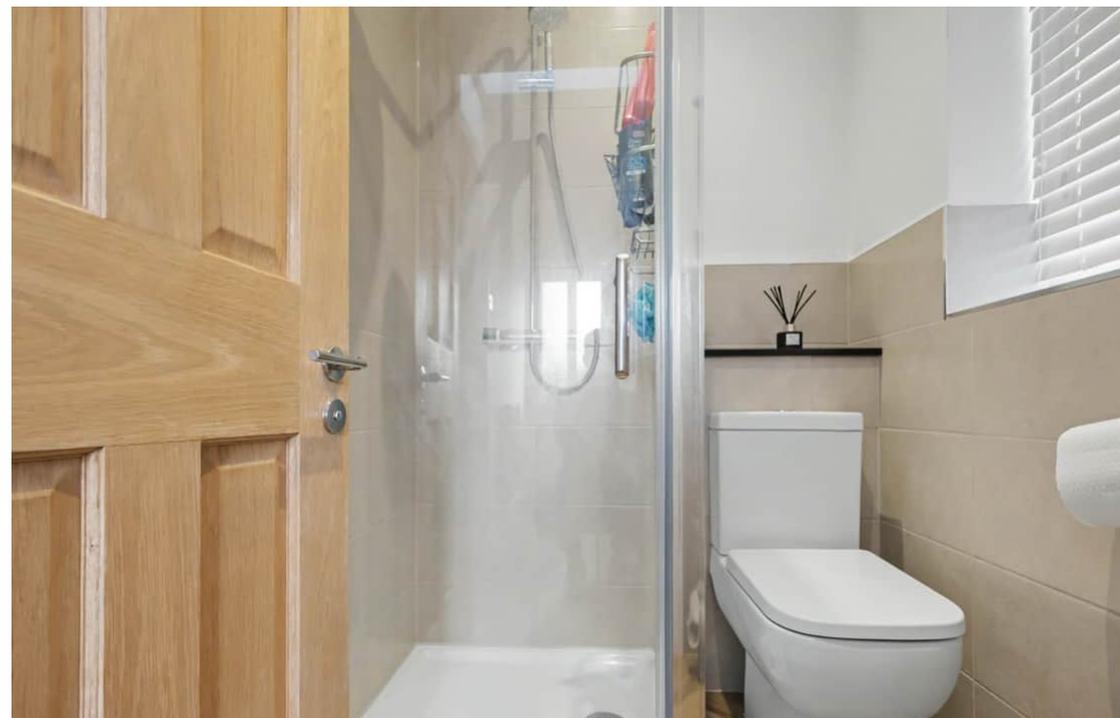
Boreham is a highly sought-after village located on the outskirts of Chelmsford, offering a perfect blend of countryside charm and convenient city access. Residents benefit from a range of local amenities including village shops, pubs, and everyday services, while nearby Chelmsford city centre provides an extensive selection of shopping, dining, and leisure facilities.

The area is well known for its attractive green spaces, with scenic countryside walks, nearby park, and easy access to the River Chelmer. For commuters, Boreham is ideally positioned with excellent road links via the A12 and A130, while Chelmsford mainline station offers fast and frequent rail services to London Liverpool Street and the new Beaulieu station adds further convenience to commuters being located within 1.7 miles of the property.

Families are particularly drawn to the area due to its reputable schooling options. Close to Butterfield Road are well-regarded schools such as Boreham Primary School, alongside a number of other highly rated primary and secondary schools within Chelmsford.

- Extended semi-detached family home
- Separate living room
- Ground floor shower room
- First floor family bathroom
- Spacious open-plan sitting/dining room
- Well-proportioned kitchen
- Three bedrooms
- Gas Central Heating











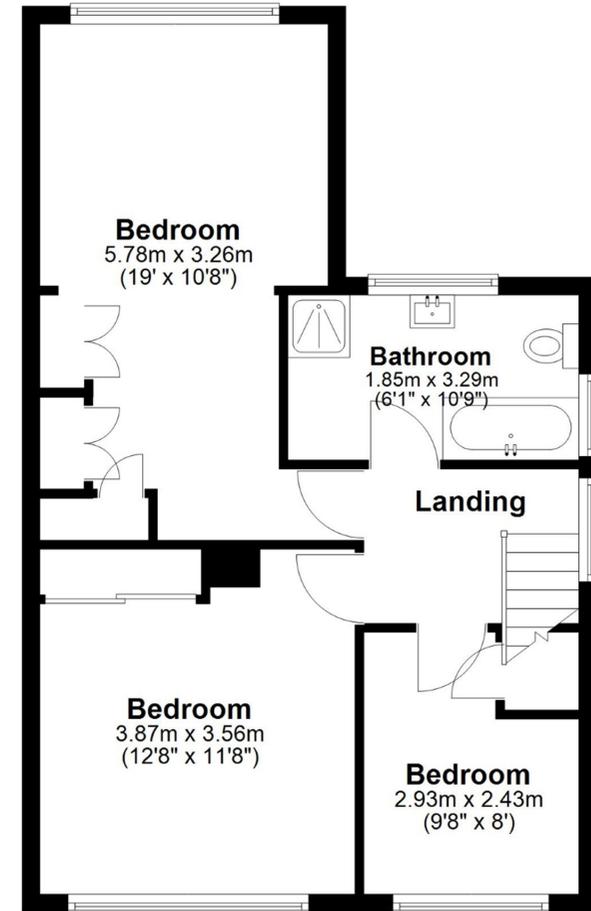
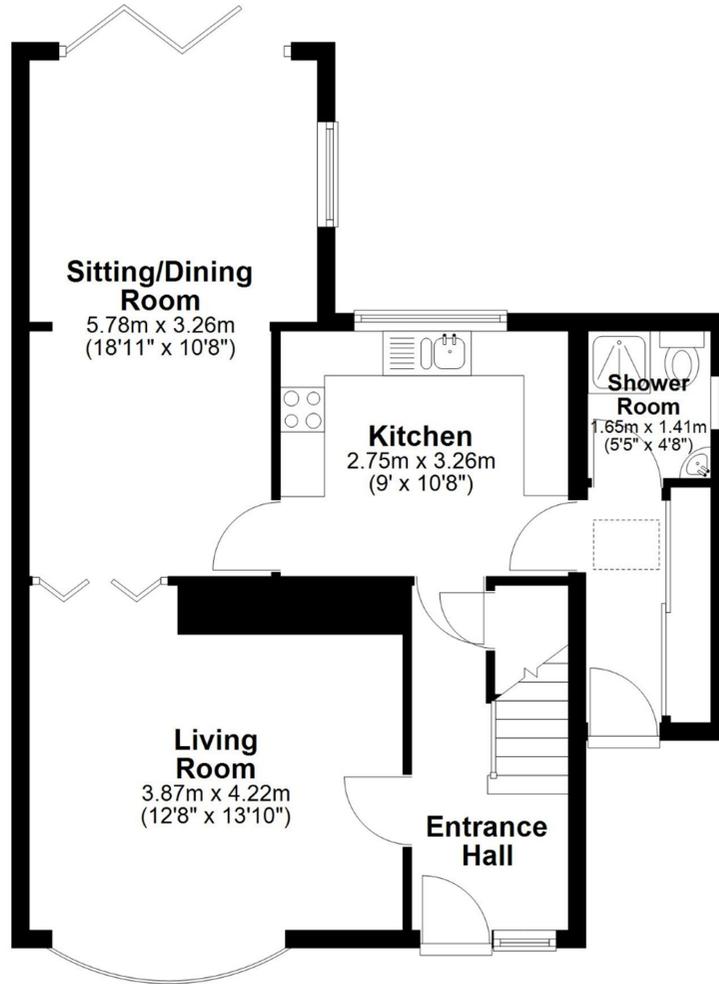
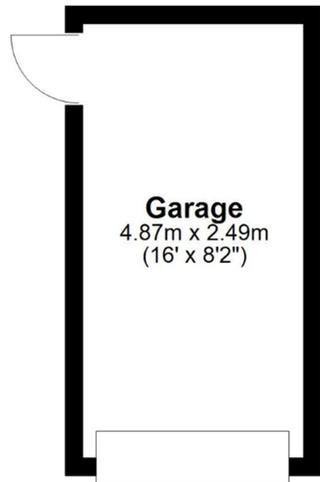




### Ground Floor

### First Floor

### Outbuilding



**APPROX INTERNAL FLOOR AREA 109 SQ M (1170 SQ FT) OUTBUILDING 12 SQ M (130 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
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