



Chestnuts, Main Road, Boreham, Essex, CM3 3AF

- GRADE II LISTED BUILDING
- FOUR BEDROOM DETACHED
- REQUIRES MODERNISATION
- TRIPLE GARAGE
- 0.28 OF AN ACRE PLOT
- PARKING FOR NUMEROUS VEHICLES
- GAS CENTRAL HEATING
- POPULAR LOCATION
- NO ONWARD CHAIN
- VIEWING ADVISED



PROPERTY DESCRIPTION

Dating back to circa 1500, is this grade II listed four bedroom detached family home. The accommodation which requires updating and modernisation comprises of a spacious entrance hall, lounge, conservatory, sitting room, dining room, store room, study, kitchen/breakfast room, utility room and a cloakroom to the ground floor with four bedrooms, family bathroom and an en-suite shower room served from bedroom one to the first floor. The property has exposed beams throughout and sits on an overall plot of 0.28 of an acre and provides parking for numerous vehicles, detached triple garage with power and light connected and a small storage barn which is located to the rear boundary. The property has the benefit of being offered to the market with NO ONWARD CHAIN. (Council Tax Band-F)

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 and a number of delightful country side, 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 2025.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO THE ENTRANCE HALL

SPACIOUS ENTRANCE HALL

Stairs rising to first floor, doors leading to the inner lobby, sitting room and lounge.

LOUNGE

13' 1" x 9' 9" (3.99m x 2.97m)

Gas fire with brick surround, bay window to front, door to conservatory

CONSERVATORY

20' 8" x 12' 6" x 30' 3" x 9' 7" (6.30m x 9.22m)

slightly raised planting bed with mature grapevine trained overhead.

SITTING ROOM

16' 0" x 16' 1" (4.88m x 4.90m)

Door to dining room, open fireplace with surround.

INNER LOBBY

Doors to store room, study, dining room and access to the kitchen/breakfast room.

STORE ROOM

5' 11" x 5' 0" (1.80m x 1.52m)

STUDY

6' 2" x 5' 1" (1.88m x 1.55m)

Window to front

DINING ROOM

15' 1" x 13' 9" (4.60m x 4.19m)

Door to sitting room, window to rear, stable door to rear garden.

KITCHEN/BREAKFAST ROOM

17' 10" x 9' 8" (5.44m x 2.95m)

Fitted with a range of base and eye level storage cupboards, bay window to front, window to side, gas boiler, stainless steel sink unit, space and plumbing for a range of kitchen appliances, door to utility room.

UTILITY ROOM

6' 6" x 5' 7" (1.98m x 1.70m)

Space and plumbing for washing machine and dishwasher, door to garden and cloakroom.

CLOAKROOM

Window to rear, low level wc, wash hand basin.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

19' 3" x 10' 5" (5.87m x 3.17m) MAX

Window to front and rear, double fitted wardrobe, door to shower room.

EN-SUITE SHOWER ROOM

Obscure window to rear, wash hand basin, shower cubicle.

BEDROOM TWO

13' 4" x 10' 8" (4.06m x 3.25m)

Window to side and rear, eaves storage cupboard.

BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m)

Window to front

BEDROOM FOUR

10' 1" x 9' 3" (3.07m x 2.82m)

Window to front.

FAMILY BATHROOM

10' 3" x 8' 1" (3.12m x 2.46m)

Window to rear, bath, wash hand basin, low level wc, airing cupboard.

EXTERIOR

Sitting on a plot of 0.28 of an acre, the property is approached by a driveway that provides off road parking for numerous vehicles and gives access to the detached triple garage which has power and light connected, inspection pit and roof storage. There is also a workshop that measures 11'3 x 9'1, a greenhouse and a small barn for storage which is located to the rear boundary.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

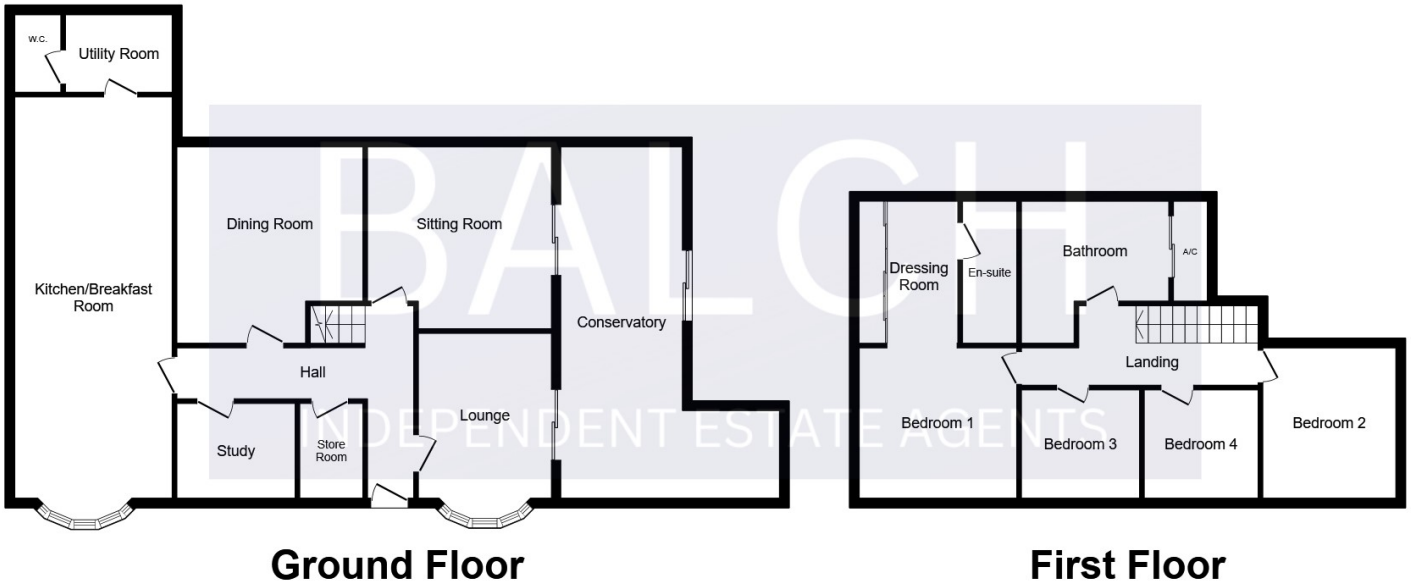
VIEWINGS

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox