

5 bed detached house to buy in

Main Road, Boreham, Chelmsford, Essex, CM3 3AJ

£450,000 Starting Bid

x 5 x 2 x 3

Tenure

Freehold

Secure parking

Property features

- Immediate ‘exchange of contracts’ available
- Being sold via ‘Secure Sale’
- POTENTIAL TO RE-DEVELOP OR EXTEND (STPP)- Previously a Tearoom/ Cafe
- Sizeable 27' Family Room, 23' Conservatory & 20' Lounge With Inglenook Fireplace

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Offered with NO ONWARD CHAIN and boasting THREE reception rooms inc. 27' family room, 20' lounge with Inglenook fireplace & 26' dining room plus TWO KITCHENS and five DOUBLE bedrooms is this extensive CHARACTERFUL THATCHED COTTAGE. Benefiting from an UNOVERLOOKED plot with rear courtyard garden, plenty of POTENTIAL TO REDEVELOP OR EXTEND (STPP) and gated driveway parking for multiple vehicles. Offering VERSATILE living space throughout and ideally set in a sought after SEMI-RURAL location, close to A12 and with convenient access to Beaulieu Station (2.7m) and Chelmsford City Centre (5m). Historically used as a restaurant/cafe. Call Hamilton Piers, Boreham's local property experts, to view!
• **Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties***

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

The accomoodation, with approximate room sizes, is as follows:

Ground Floor Accommodation: -

Entrance Lobby: - Part-glazed secure main entry door into small lobby area with access to lounge and dining room.

Lounge: - 6.22m x 4.39m (20'5 x 14'5) - Glazed windows to front and rear aspects, stairs to first floor, Inglenook fireplace with exposed brick surround, two radiators, exposed beams.

Conservatory: - 7.11m x 2.67m (23'4 x 8'9) - Part brick and part UPVC construction with sloping polycarbonate roof. Double doors to rear courtyard.

Kitchen / Diner: - 5.38m x 2.90m (17'8 x 9'6) - Glazed window to side aspect, matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Ringmaster cooker, gas hob with extractor over, integrated fridge and dishwasher, radiator. Opening to breakfast area with access into utility room with link to master bedroom and shower room.

Utility Room: - 1.93m x 1.32m (6'4 x 4'4) - Glazed window to side aspect, space for washing machine and tumble dryer, wall-mounted boiler.

Shower Room: - 2.79m x 1.75m (9'2 x 5'9) - Two glazed windows to side aspect, walk-in double shower, low level WC, bidet, vanity wash hand basin, heated towel rail.

Bedroom One: - 4.11m x 3.07m (13'6 x 10'1) - Glazed windows to side aspect, radiator.

Dining Room: - 8.00m x 4.34m (26'3 x 14'3) - Three glazed windows to front aspects, bar area with built-in storage cupboard, fireplace with exposed brick surround, radiators. Double doors to conservatory and opening to rear lobby.

Rear Lobby: - Linked from dining room into family room with access door to utility/second kitchen, exposed beams.

Bathroom: - Opaque glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

Second Kitchen / Utility Room: - 5.23m x 2.01m (17'2 x 6'7) - Glazed windows to front and side aspects, fitted base units with roll top work surfaces incorporating twin bowl sinks with central mixer tap, space for fridge/freezer and appliances, wall-mounted boiler. Opening to small lobby area with part-glazed door to side aspect.

Family Room: - 8.43m x 3.66m (27'8 x 12'00) - Glazed windows to front and side aspects, electric fireplace with surround, radiators, exposed beams. Door to side aspect.

Bedroom Two: - 8.43m x 2.36m (27'8 x 7'9) - Glazed windows to front, side and rear aspects, radiator, door to side aspect.

First Floor Accommodation: -

Landing: -

Bedroom Three: - 3.89m x 3.73m (12'9 x 12'3) - Glazed window to rear aspect, vaulted ceiling.

Bedroom Four: - 3.78m x 3.58m (12'5 x 11'9) - Glazed window to rear aspect, built-in cupboard, vaulted ceiling.

Bedroom Five: - 3.71m x 2.97m (12'2 x 9'9) - Glazed window to rear aspect, vaulted ceiling.

Exterior: -

Rear Courtyard: - Private and unoverlooked low-maintenance rear courtyard area.

Gated Driveway & Parking: - Gated driveway with parking for multiple vehicles.

Agents Notes: - Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Secure

Construction materials: Brick and block

Roofing type: Thatched, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

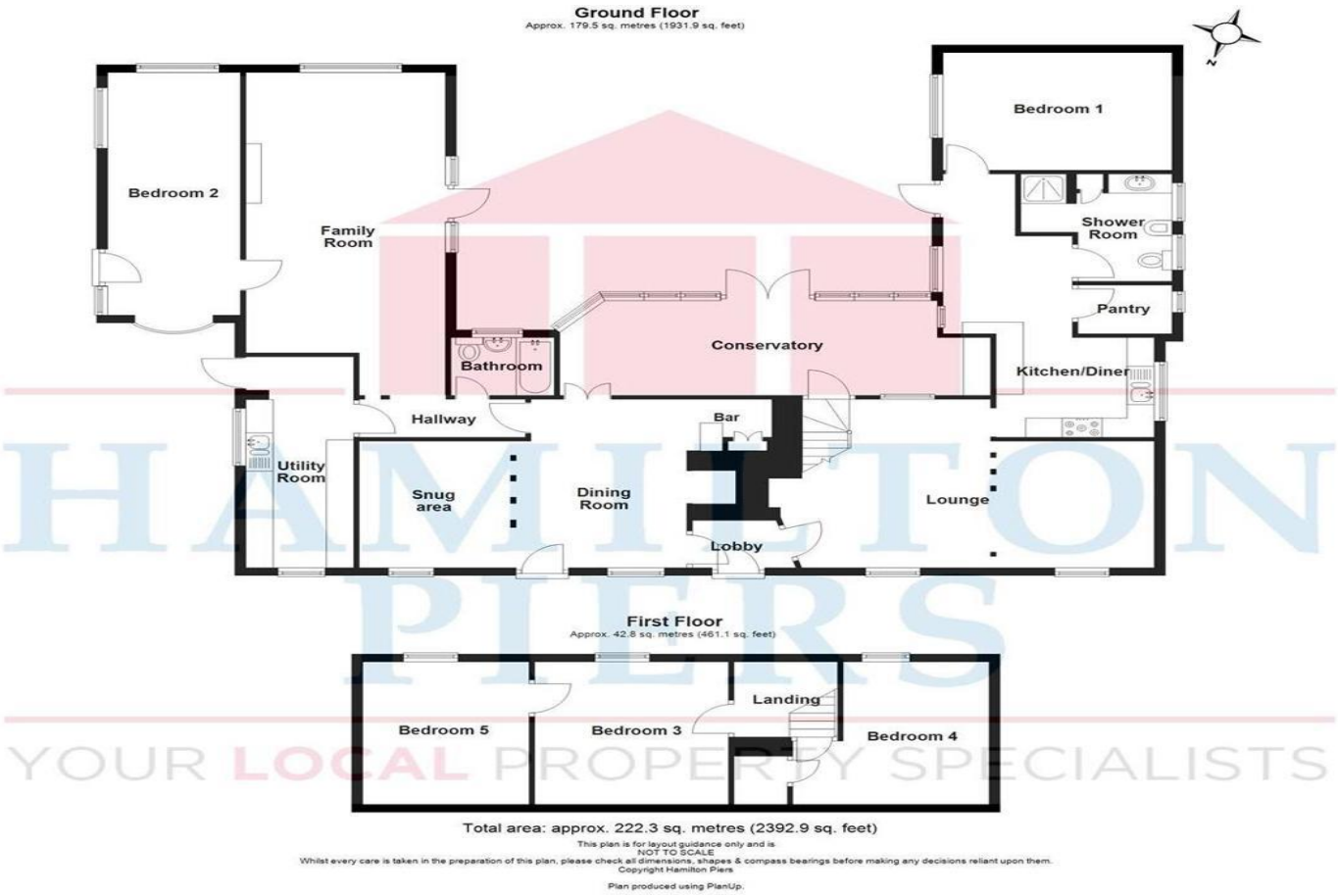
Water: Direct mains water

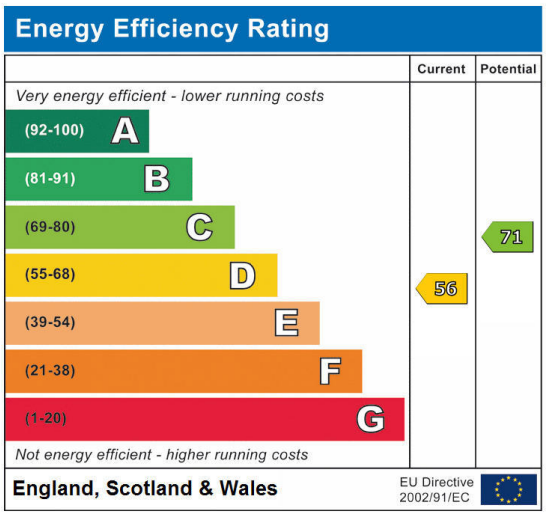
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire





Main Road, Boreham, Chelmsford, Essex, CM3 3AJ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.