



Holmans, Boreham, Chelmsford, Essex, CM3 3EY

Council Tax Band D (Chelmsford City Council)



Guide Price £425,000-£450,000 Freehold

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This extended link-detached family home has been thoughtfully modernised by the current owners, creating a beautifully presented and welcoming home ideal for family living. The property offers a well-balanced layout with a separate sitting room to the front, a useful entrance hall and ground floor WC, while the rear of the home opens into an impressive open plan living/kitchen/dining space.

The heart of the home is undoubtedly the extended open plan living area, designed with both everyday family life and entertaining in mind. The modern fitted kitchen features a central island, stylish cabinetry, roof windows, excellent natural light and French doors opening directly onto the rear garden. There is ample space for dining and relaxed seating, creating a sociable hub that connects seamlessly with the outside space.

To the side of the property is a versatile home gym and adjoining store room, offering excellent additional space for fitness, hobbies, storage or potential flexible use depending on a buyer's requirements. To the first floor there are three bedrooms and a modern family bathroom, all presented in keeping with the home's bright and contemporary feel.

Externally, the property benefits from driveway parking to the front, while the rear garden has been landscaped to provide a lovely combination of lawn, established planting, patio seating and al fresco entertaining areas. The garden enjoys a private and colourful feel, making it an ideal space for families, gardeners and those who enjoy outdoor living.

Location

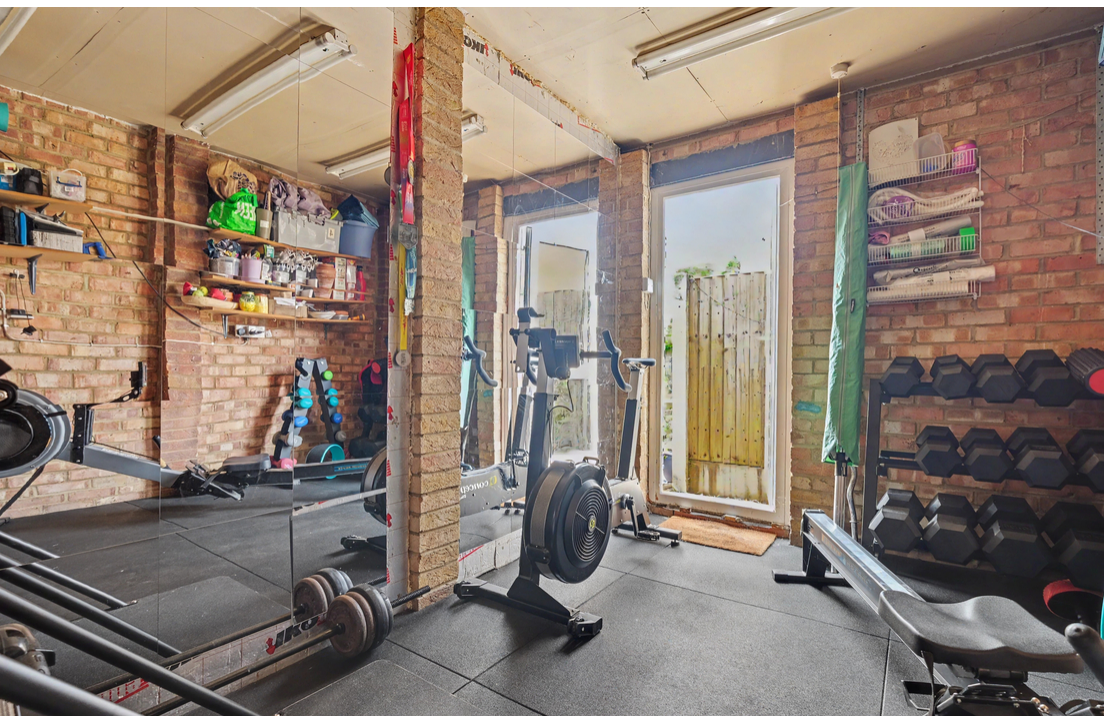
Holmans is situated within the popular village of Boreham, to the north-east of Chelmsford, offering a convenient balance of village life, local amenities and excellent transport connections. Boreham provides a village hall, recreation grounds, a parade of shops, post office, primary school, doctor's surgery, public houses and other everyday facilities. The property is well placed for access to the A12, A130 and Chelmsford, while Beaulieu Park station is located off the A12 in Boreham and provides a convenient rail option for residents in Boreham, Beaulieu and the wider Chelmsford area. Families are served locally by Boreham Primary School on Juniper Road, with secondary schooling available in the wider Chelmsford area. The area also offers access to surrounding countryside, village recreation space and the wider amenities of Chelmsford city centre.

- Extended link-detached family home
- Impressive open plan kitchen/dining area
- Roof windows and French doors providing excellent natural light
- Ground floor WC
- Home gym and adjoining store room
- Modernised throughout by the current owners
- Stylish fitted kitchen with central island
- Separate sitting room
- Three first floor bedrooms
- Rear garden with patio and entertaining areas

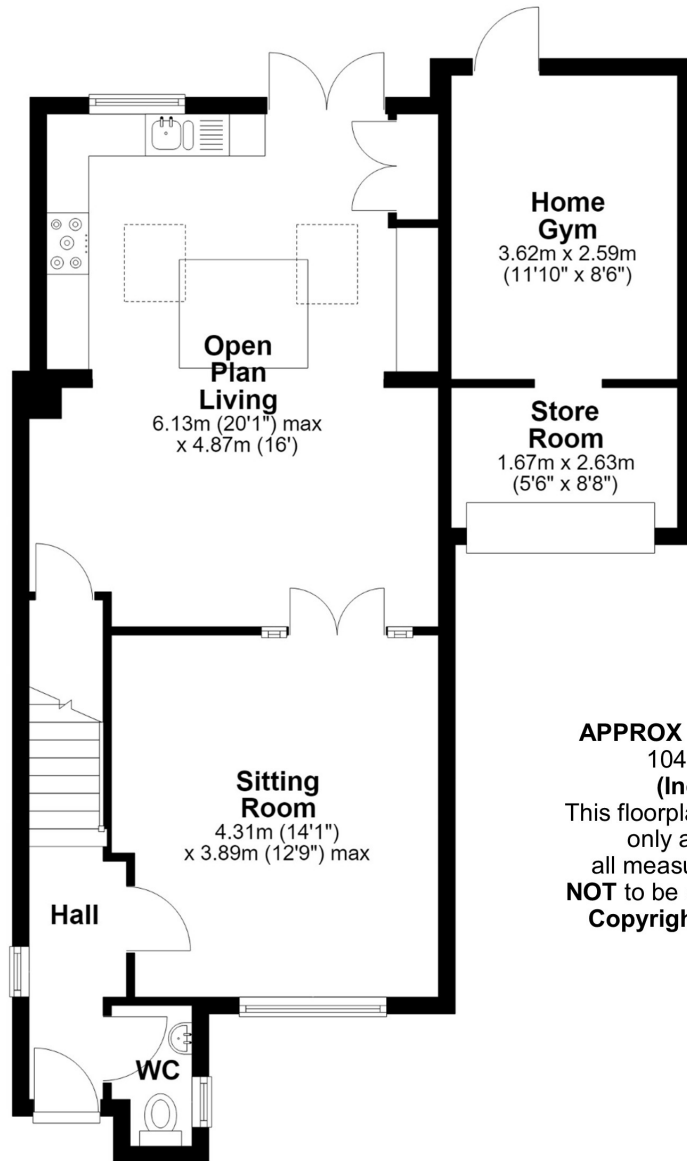




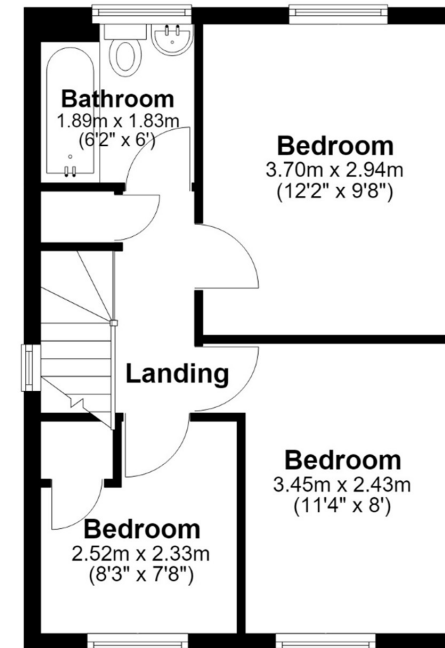




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
104 SQ M (1120 SQ FT)
(Includes Gym/Store)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate
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