



# Vicarage Lane, Great Baddow, Chelmsford, Essex, CM2 8HY

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £625,000 Freehold

Bond Residential are delighted to offer for sale this character semi detached family home positioned on one of Great Baddow's premier roads.

The properties accommodation is set over three floors and commences with an entrance hall, ground floor cloakroom, living room, fitted kitchen with Corian work tops & garden room which enjoys views over the rear garden. To the first floor there are three bedrooms and a family bathroom. The main double bedroom & separate shower room can be found on the second floor. Outside the property benefits from a driveway which provides ample off road parking. The established rear garden is a real feature of this lovely home with an extensive lawn and mature shrubs & hedging to borders.

## LOCATION

Vicarage Lane is situated in the sought after Great Baddow area located on the highly desirable South side of Chelmsford.

The property is within walking distance of The Vineyards shopping precinct and Baddow Hall primary school as well as being within easy access for Great Baddow High & The Sandon School.

There is a regular bus service which provides access into Chelmsford city centre. The city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.

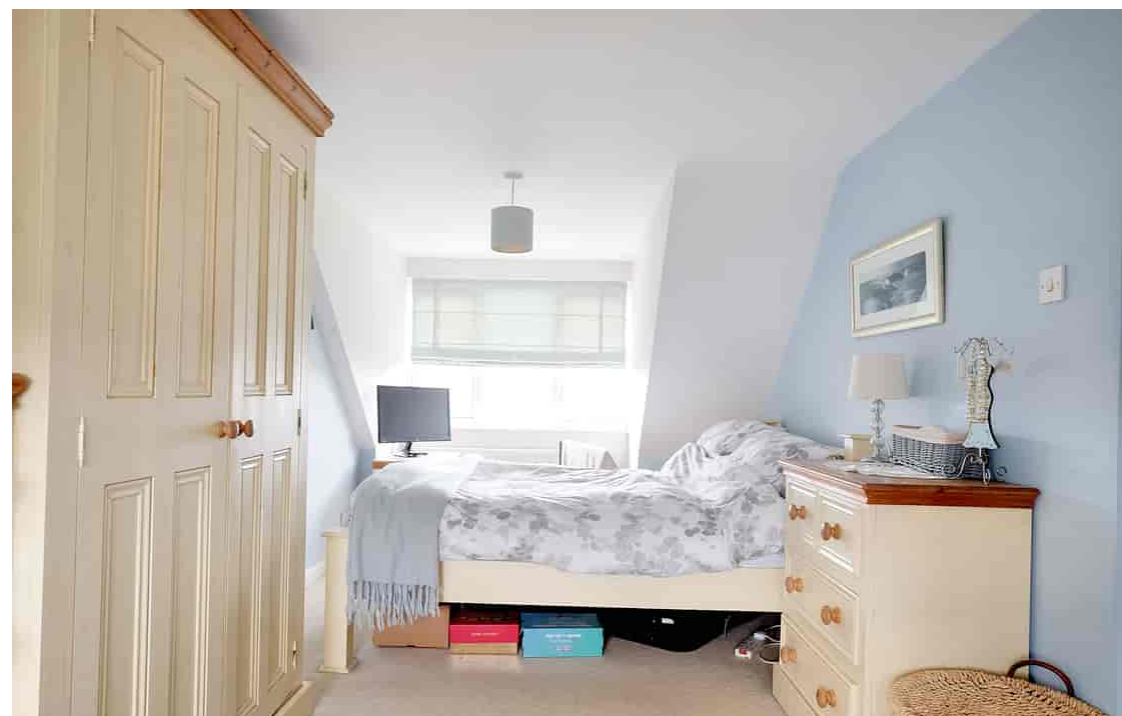
Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglia Ruskin University, and several private schools.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 38 minutes. Vicarage Lane is conveniently positioned within easy access of the A12.

- Character Semi Detached Family Home
- Fitted Kitchen
- Driveway Parking
- Gas central Heating
- Two Bathroom/Shower Rooms

- Living room
- Utility Room
- Garden Room
- Four Bedrooms
- Large Established Rear Garden

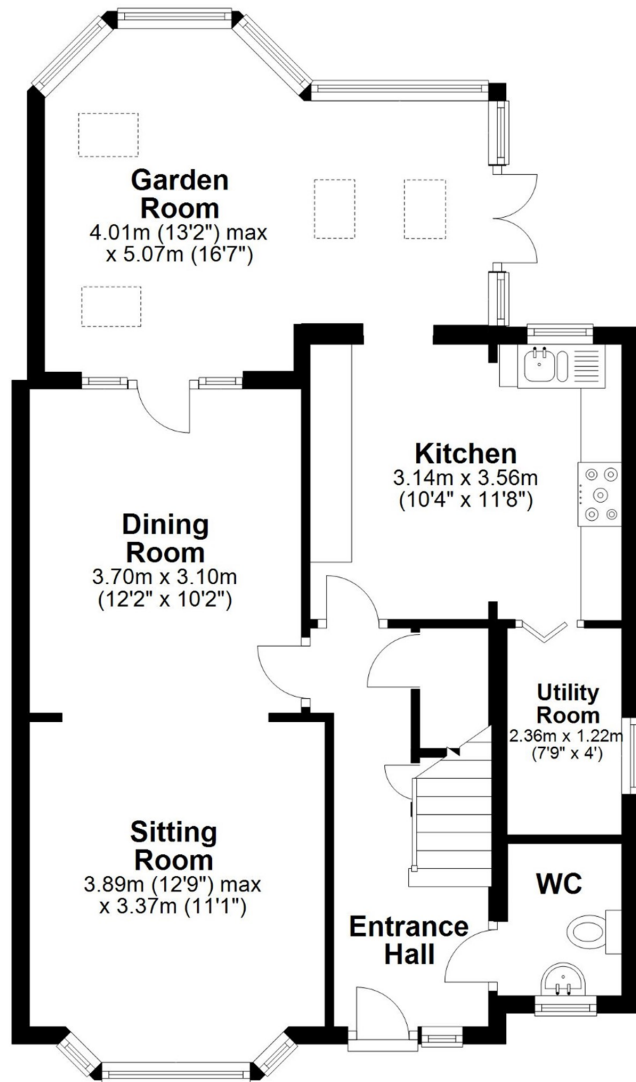






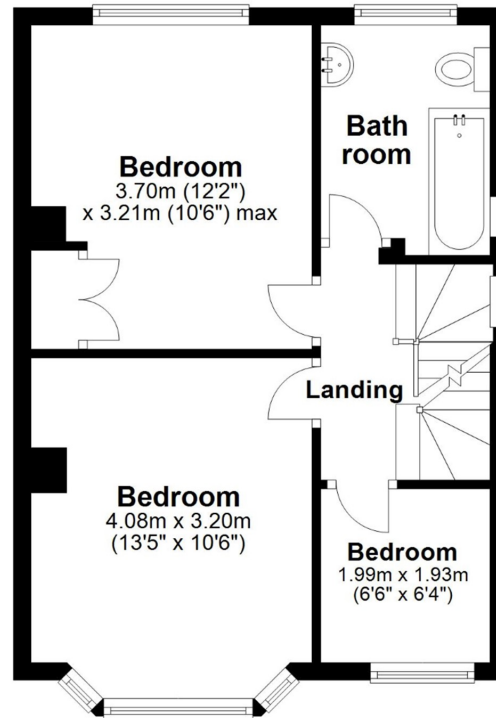


## Ground Floor

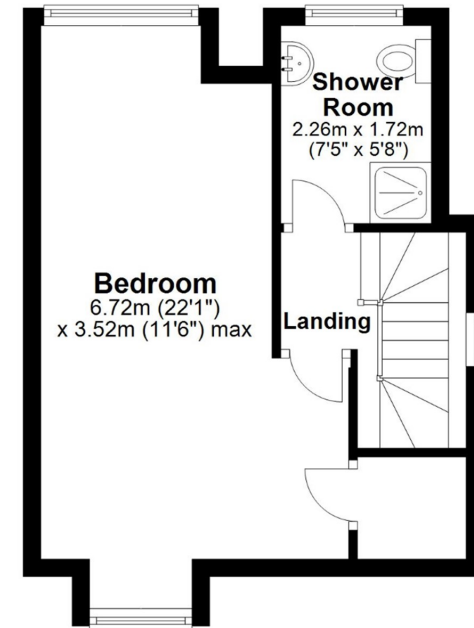


**APPROX INTERNAL FLOOR AREA** 137 SQ M (1470 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes.  
**Copyright Bond Residential 2024**

## First Floor



## Second Floor



78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

