



47 Baddow Hall Crescent, Chelmsford, Essex, CM2 7BX

- Semi - Detached Bungalow
- Two Bedrooms
- Extended
- Well-Presented
- Popular Location
- Driveway Parking
- Large Plot
- Potential For Further Extension Subject to Planning



PROPERTY DESCRIPTION

Situated in the popular location of Great Baddow is this beautifully presented, extended, two bedroom semi-detached bungalow. The property offers bright and airy accommodation throughout and sits on a spacious plot with a rear garden measuring approximately 100ft in depth. Accommodation comprises an entrance hall, two bedrooms, modern fitted kitchen, shower room, family room and a garden room. Externally the property benefits from off road parking, a well-presented rear garden and a outbuilding / workshop. The property would also lend itself to further extension (STPP).

Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. Baddow Hall infant and junior schools are located within 0.5 miles of the property, the Sandon School is situated circa 0.4 miles from the property and Great Baddow High school is just under 2 miles from the property. The Vineyards shopping centre provides a number of day to day amenities and is within walking distance or a short bus journey. Shopping facilities include; Co-op supermarket, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Nearby Maldon Road provides a local farm shop which sells fresh fruit and vegetable produce from local farms. A regular bus service runs from Longmead Avenue (a short walk from the property) and Sandon Park and Ride is located approximately 0.9 Miles walking distance which provides access to Chelmsford City Centre and it's mainline train station which provides a direct service in Stratford and London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. 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.



ROOM DESCRIPTIONS

Property Information

(WITH APPROXIMATE ROOM SIZES)

Entrance door provides access to;

Entrance Hall

Access to family room, bedroom one, bedroom two and shower room, storage cupboard.

Living Room

3.9m x 3.42m (12' 10" x 11' 3")

Roof lantern to ceiling, opening through to garden room, door to kitchen, wood burner.

Kitchen

3.6m x 3.19m (11' 10" x 10' 6")

Window to side aspect, opening through to garden room, range of matching wall and base units with granite work surfaces over, inset sink, drainer and mixer tap, integrated dishwasher, washer / dryer. oven with gas hob and extractor fan over, space for American style fridge / freezer, integrated microwave, breakfast bar area, cupboard housing wall mounted boiler.

Garden Room

6.6m Max x 3.62m Max (21' 8" x 11' 11")

Roof lantern to ceiling, windows to side and rear aspects, French doors to side aspect leading to the rear garden, under floor heating.

Bedroom One

3.8m x 3.01m (12' 6" x 9' 11")

Bay window to front aspect,

Bedroom Two

2.6m x 2.4m (8' 6" x 7' 10")

Window to front aspect.

Shower Room

2.02m x 1.67m (6' 8" x 5' 6")

Window to side aspect, low level WC, wash hand basin, shower cubicle.

Exterior

To the front of the property is a shingled driveway providing off road parking. Gated side access leads to the rear garden. The rear garden measures approximately 100ft in depth, it commences with a paved patio area, ideal for entertaining, there is access to the outbuilding / workshop. The remainder of the garden is mainly laid to lawn with a selection of flowers and shrubs to the borders, To the rear of the garden is a further patio / seating area. The garden also benefits from a bin storage area, outside power and lighting and tap.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Council Tax Band C.

Broadband - BT Fibre and Sky available.

EPC - C

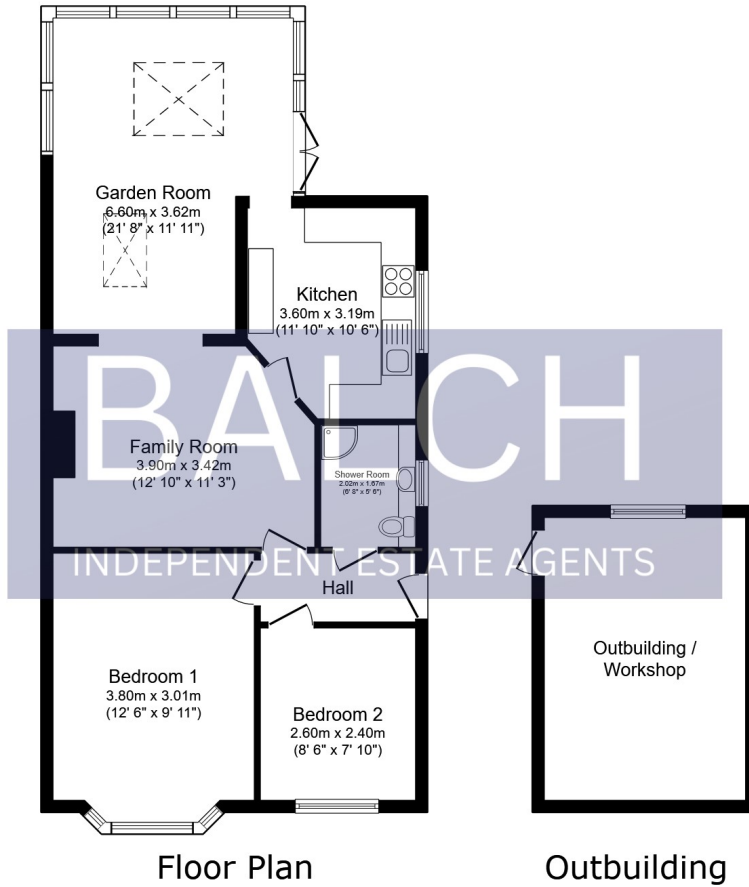
Viewings -

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 & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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