



Baddow Road, Chelmsford, Essex, CM2 9QZ

Council Tax Band C (Chelmsford City Council)

 2  3  1

Guide Price £525,000 - £550,000 £525,000 Freehold

## Guide Price £525,000 - £550,000

Bond Residential are delighted to offer for sale this character family home which has been well maintained and improved by the current owners situated within 1.25 miles of the mainline station.

The property offers an entrance hall, ground floor WC, living room with wood burner, dining room with feature fireplace and recently refitted kitchen/breakfast room with Quartz work tops & bi-folding doors which overlook and lead to the rear garden. To the first floor there are three double bedrooms and a four piece family bathroom with modern white suite. The established rear garden is a real feature of this lovely home with paved patio area, lawn and large timber built outbuilding.

### Location

Great Baddow also offers a wealth of local amenities, including a selection of independent shops, cafes and restaurants, making it the perfect place to call home for families and professionals alike. Great Baddow is a popular location for commuters, with excellent transport links to London. The property is just a short drive from the A12, which provides easy access to the M25 and other major motorways.

For families with children, Great Baddow offers excellent schools and educational facilities, including several highly-rated primary and secondary schools. Great Baddow also has a range of sports clubs and leisure activities, including football, cricket, and tennis. Overall, Great Baddow is a highly desirable location that offers the perfect blend of rural charm and city convenience.

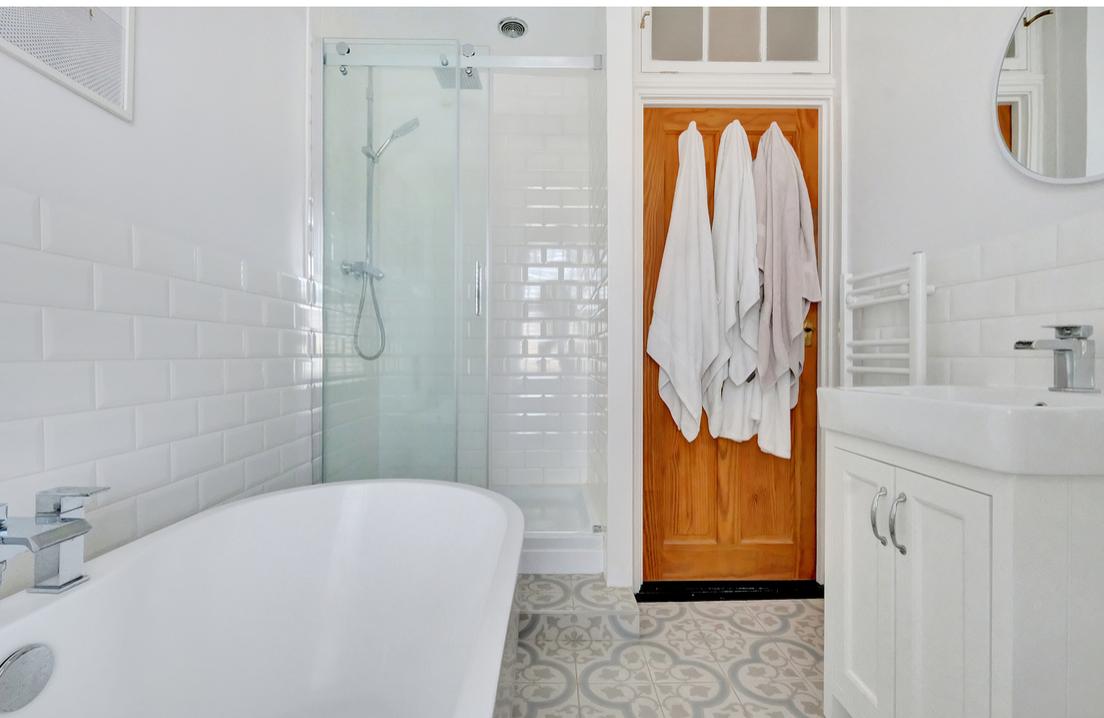
With its beautiful countryside, excellent schools, and easy access to London and other major cities, it's no surprise that it is such a popular choice for homebuyers. The nearby city centre of Chelmsford can be found within 1.2 miles of the property and there is a regular bus service which runs directly along Baddow Road which takes you directly into the city centre and mainline station, where trains will get you to London Liverpool St as fast as 32 minutes.

**Tenure:** Freehold **Council Tax Band:** C **EPC Rating:** D

- Guide Price £525,000 - £550,000
- Cloakroom
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Integrated Appliances & Quartz Work Tops
- Older Style End Terraced House
- Two Reception Rooms
- White bathroom Suite
- Well Presented Accommodation Throughout
- Established Rear Garden

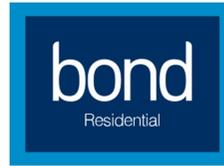
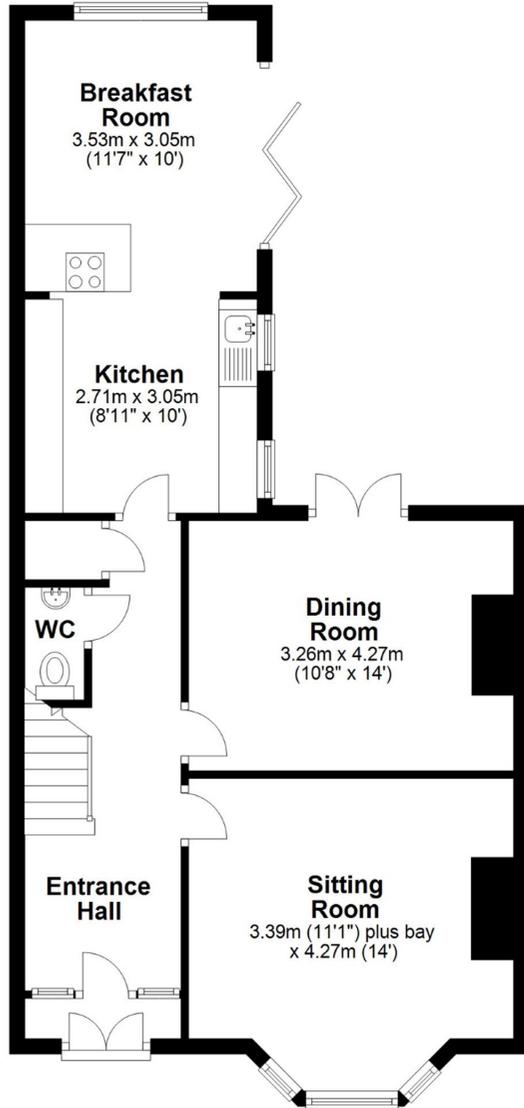




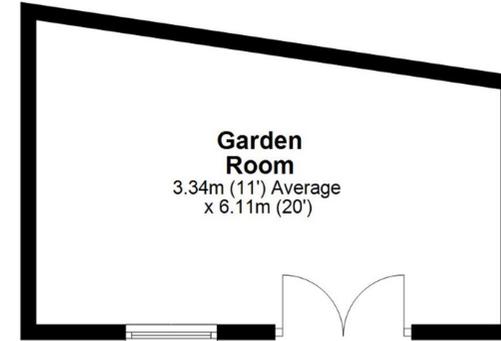




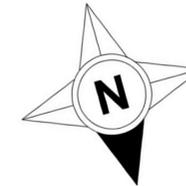
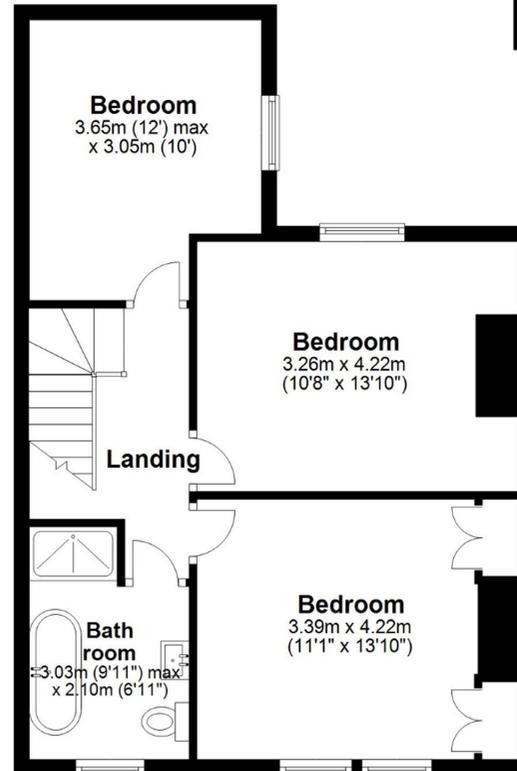
**Ground Floor**



**Outbuilding**



**First Floor**



**APPROX INTERNAL FLOOR AREA**  
116 SQ M (1250 SQ FT)  
**OUTBUILDING** 22 SQ M (230 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**

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.

