



# North Hill, Little Baddow, Essex, CM3 4TW

Council Tax Band F (Chelmsford City Council)

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£850,000 Freehold

Offer with no onward chain an opportunity to own this substantial three bedroom detached property offering around 2300 Sq ft of living space plus double garage, which benefits from additional land in total just under one acres, set in a desirable location in the sought after village of Little Baddow. The property offers scope to extend STPP, or refurbish and remodel offering a wonderful opportunity to create your dream home, as well as enjoying a substantial size plot.

## ACCOMMODATION

The property is accessed via a storm porch leading to the entrance hall with useful coat cupboard and access to the cloakroom wc. The kitchen is situated to the front of the property and is complemented by a large adjacent utility room, which has an external door leading to the side access of the property. To the rear is a dining room with doors leading out to the rear garden, ideal entertaining space. Adjacent is a very spacious sitting room ideal for relaxing or gathering with friends and family, enjoying feature fire place, and views to the rear over the garden. There is access to a generous study, ideal as a family room (also scope to function as a ground floor bedroom). There is also a sunroom enjoying views over the rear garden.

Stairs lead up to the first floor where there are three double bedrooms, the main bedroom enjoying an ensuite shower room and fitted eaves wardrobes, with the second bedroom benefitting from a cloakroom wc as well as fitted wardrobes. The remaining bedroom has fitted wardrobes and is adjacent to the family bathroom wc.

## OUTSIDE

To the front the property is screened from the road by hedging, with a gravel and block paved driveway, and is ideal to create an in and out driveway. The property benefits from a pitched roof double garage attached to the house. There is side access down one flank to the rear of the property.

To the rear the property enjoys an immediate formal garden with planted beds and shrubs, which leads to the additional land measuring approximately 0.82 of an acre grassed with shrubs and fruit trees, creating a wonderful retreat to enjoy.

## LOCATION

Little Baddow is a highly desirable elevated village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their natural beauty, National Trust woodlands and conservation areas. There is a wide range of schools in the district, both in the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. State schools include Danbury Park Community School (Outstanding by Ofsted) and St Johns C of E primary school. Danbury village provides a good range of village stores as well as local amenities. A wider collection of shopping facilities can be found in the city of Chelmsford just 6 miles to the west.

- Substantial three bedroom detached house
- Three reception rooms
- Ensuite to master bedroom
- No onward chain
- Potential to extend or develop STPP
- Approximately 1 acre plot
- Kitchen and large utility room
- In and out driveway and double garage
- Oil fired heating and double glazed windows





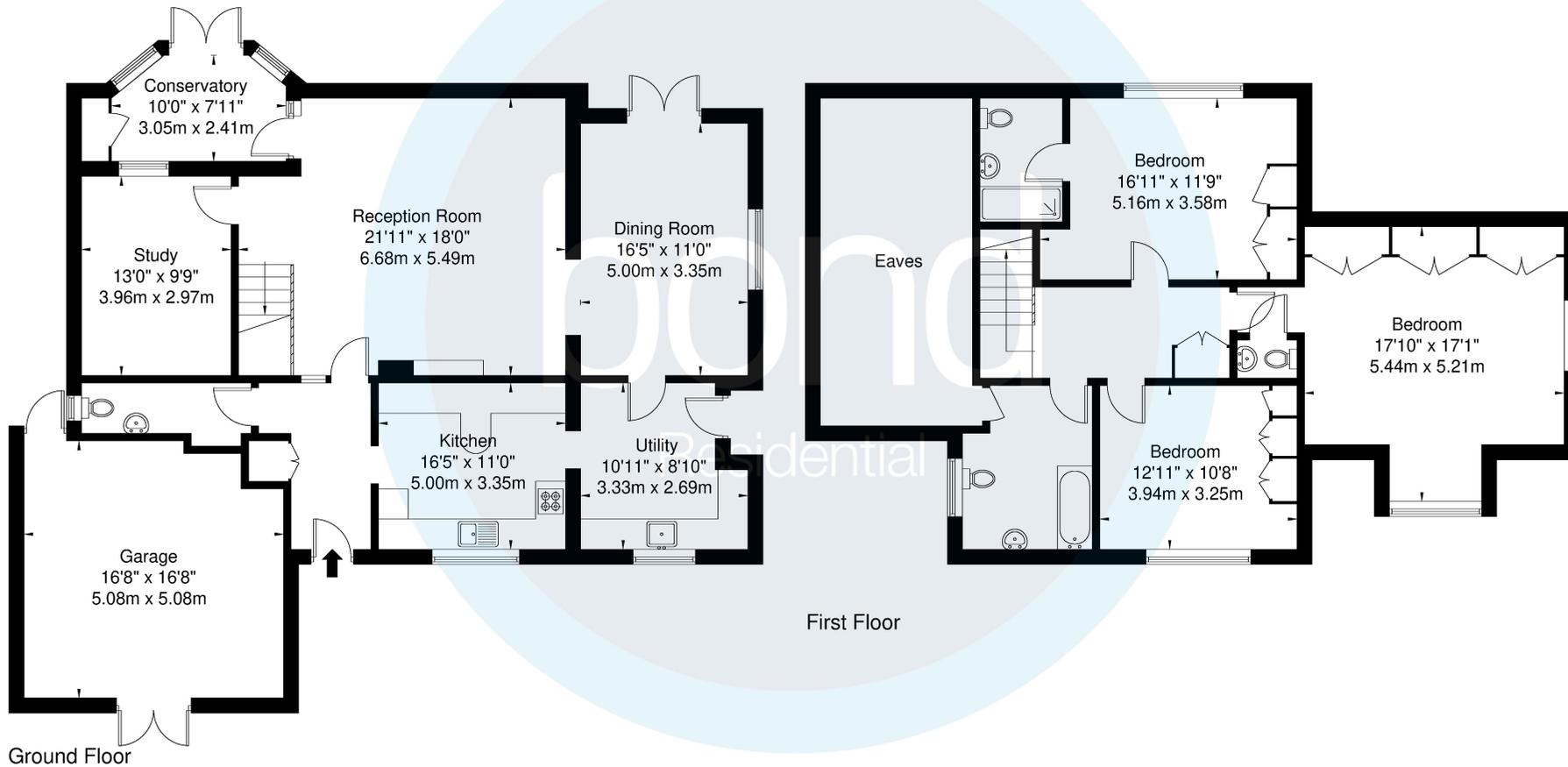








Approximate Gross Internal Area = 213.8 sq m / 2301 sq ft  
 Garage = 11.6 sq m / 124 sq ft  
 Total = 225.4 sq m / 2425 sq ft



**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10, Maldon Road,  
 Danbury, Essex, CM3 4QQ  
**Telephone: 01245 222856**  
**Website: www.bondresidential.co.uk**

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