



# 21 Baddow Hall Avenue, Great Baddow, Chelmsford, Essex, CM2 7BN

- Semi - Detached Bungalow
- Popular Location
- No Onward Chain
- Three Bedrooms
- Garage and Driveway
- Fitted Kitchen / Breakfast Room
- Living Room
- Potential to Extend STPP
- Large Plot



## PROPERTY DESCRIPTION

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Situated on this no through road with views across the road to a greensward within the sought after village of Great Baddow is this three bedroom semi-detached bungalow positioned on a spacious plot with scope for extension STPP. The accommodation comprises of an entrance hall, three bedrooms, fitted kitchen / breakfast room, living room and shower room. Externally the property enjoys front and rear gardens with parking to the front and a shared driveway access to the side of the property leading to the garage. The established rear garden measures approximately 26m (85ft) in depth, encompassing a grassed area and vegetable plot. The property further benefits from gas central heating and double glazing throughout.

The property is within close proximity of The Vineyards shopping precinct which offers excellent day to day shopping facilities including Co-op supermarket, pharmacy, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Situated within easy walking distance is a local farm shop which sells fresh fruit and vegetable produce from local farms. There are regular bus services nearby and the property is within walking distance of the Sandon Park and Ride providing access to Chelmsford City Centre and the main line rail station with services to London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, two cinemas and a pedestrianised high street. Educational facilities are well catered for from this location, there are infants, junior and secondary schools within easy walking distance and Great Baddow High School is approximately 1.5 miles away.



## ROOM DESCRIPTIONS

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### Property Information

(WITH APPROXIMATE ROOM SIZES) Entrance door provides access to;

### Entrance Hall

Doors providing access to all principal rooms.

### Living Room

3.37m x 4.61m (11' 1" x 15' 1")

Double glazed window and door to the rear aspect, feature fireplace.

### Kitchen / Breakfast Room

3.35m x 3.19m (11' 0" x 10' 6")

Double glazed window to rear aspect, double glazed door to side aspect, range of base and eye level units with work surfaces over, breakfast island, inset stainless steel sink with drainer and space for appliances.

### Bedroom One

3.33m x 3.64m (10' 11" x 11' 11")

Double glazed window to front aspect.

### Bedroom Two

3.37m x 3.34m (11' 1" x 10' 11")

Double glazed window to front aspect, fitted cupboard.

### Bedroom Three

2.37m x 3.35m (7' 9" x 11' 0")

Double glazed window to side aspect, three fitted cupboards.

### Shower Room

1.70m x 1.99m (5' 7" x 6' 6")

Double glazed window to side aspect, low level WC, pedestal wash hand basin, double width shower cubicle.

### Exterior

To the front of the property is a front garden laid to lawn with a selection of shrubs and hedging to the borders, off road parking is available to the front with a shared driveway to the side leading to the garage. Gated side access leads to the mature rear garden, measuring approximately 26m (85ft) in total depth. The rear garden has been split into two sections and commences with a concrete patio area and the remainder mainly laid to lawn with a selection of mature shrubs and hedges to the boundaries, a concrete path provides gated access to the remainder of the rear garden was previously cultivated for vegetables, a timber shed is sited to the rear boundary.

### Agents Note

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

Council Tax Band C.

Broadband - BT Fibre and Sky available.

EPC - D

Some neighboring properties have obtained vehicle access to the rear of the property from Pawle Close and constructed a garage.

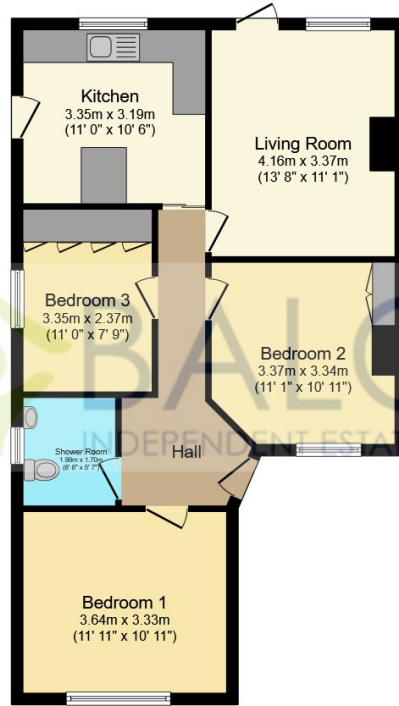
### Viewings -

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



## Floor Plan

Floor area 69.1 sq.m. (744 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX