



# 42 Riffhams Drive, Great Baddow, Chelmsford, Essex, CM2 7DD

- Four Bedroom Link Detached House
- Extended
- En-Suite to Master Bedroom
- Family Bathroom
- Two Reception Rooms
- Modern Kitchen / Dining Room
- Utility Room
- Integral Garage
- Off Road Parking for Multiple Vehicles
- Over 1800 SqFt of Living Accommodation





## PROPERTY DESCRIPTION

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Offering over 1800 Sq Ft of extended, living accommodation is this spacious, bright and airy four bedroom linked detached family home.

Accommodation is set over two floors and offers a well-considered flow throughout. The ground floor accommodation comprises, a welcoming entrance hall, two reception rooms, cloakroom, modern kitchen / dining room, utility room and an integral garage. To the first floor are four double bedrooms. The master bedroom is served by an en-suite shower room, a family bathroom serves the remainder of the bedrooms. The property is approached from the front with a driveway providing off road parking for multiple vehicles, access is provided to the garage with electric roller door, side access leads to the rear garden. The spacious rear garden is beautifully presented, commencing with a decking area which is ideal for entertaining, the remainder is mainly laid to lawn with a selection of trees and shrubs to the borders.

To the rear boundary is a timber shed, greenhouse and gazebo.

The property is conveniently located to the South of Chelmsford City Centre in the highly desirable area of Great Baddow. 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 0.6 miles of the property, Great Baddow High and the Sandon School are just over a mile 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 with 1.2 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

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### Property Information

(With approximate room sizes)

Entrance door leading through to:

### Entrance Hall

Windows to front aspect, stairs rising to first floor, access to cloakroom and both reception rooms and a storage cupboard.

### Family Room

13' 6" x 7' 4" (4.11m x 2.24m)

Window to front aspect, storage cupboard.

### Living Room

31' 5" x 13' 9" (9.58m x 4.19m)

Window to side aspect, sliding patio doors to rear aspect, providing access to the rear garden. Access to the kitchen / dining room.

### Kitchen / Dining Room

26' 5" x 9' 3" (8.05m x 2.82m)

Window and door to side aspect, sliding patio doors to rear aspect providing access to the rear garden. Range of matching wall and base units with work surfaces over, inset sink, drainer and Qettle hot tap, integrated AEG hob and Neff oven, space for appliances, access to;

### Utility Room

8' 0" x 6' 4" (2.44m x 1.93m)

Wall and base units with work surfaces over, inset sink and drainer, space for dishwasher and washing machine and fridge / freezer. Access to the integral garage.

### Cloakroom

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

### First Floor Landing

Access to bedrooms, one, two, three, four, family bathroom and loft access.

### Bedroom One

21' 3"Max x 13' 3"Max (6.48m Max x 4.04m Max)

Window to front aspect, storage cupboard, access to;

### En-suite

7' 1" x 6' 4" (2.16m x 1.93m)

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

### Bedroom Two

11' 9" x 14' 2" (3.58m x 4.32m)

Window to rear aspect, storage cupboard.

### Bedroom Three

10' 5" x 12' 3" (3.17m x 3.73m)

Window to rear aspect, storage cupboards.

### Bedroom Four

8' 8" x 16' 7" Max (2.64m x 5.05m Max)

Window to front aspect.

### Family Bathroom

8' 9" x 5' 6" (2.67m x 1.68m)

Window to side aspect, low level WC, wash hand basin, paneled bath with shower over.

### Exterior

The property is approached via a long driveway providing off road parking provided for multiple vehicles, there is access to the garage with electric roller door and side access leads to the rear garden.

To the rear is a fully enclosed rear garden. The garden commences with a decking area and the remainder is mainly laid to lawn with a selection of well maintained shrubs, trees (including an attractive apple tree) and flowers to the borders. To the rear boundary is a green house, timber shed and gazebo.

### Agents Note

Tenure - Freehold

The property benefits from gas central heating, solar panels and double glazing with energy efficient glass installed to the front elevation windows.

Broadband - BT Fibre and Sky available

Council Tax Band - F

EPC - C \*\*\* The current EPC recommendation was to install extra insulation on the hot water tank - this has been done by the current owners, and extra insulation has been added under the cladding to the front elevation \*\*\*

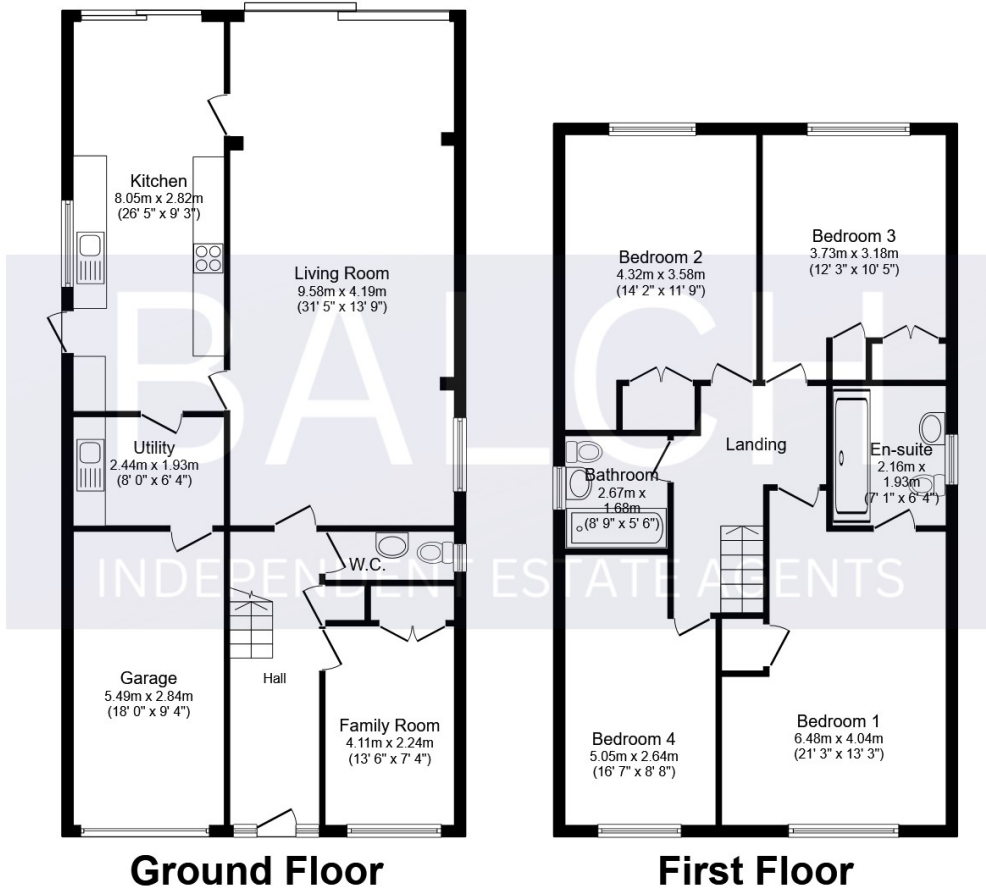
### Viewings

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



**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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