



Spalding Way, Great Baddow, Chelmsford, Essex, CM2 7NZ

Council Tax Band E (Chelmsford City Council)



£550,000 Freehold



Bond Residential are delighted to offer for sale this much improved & extended detached house situated at the end of the cul-de-sac in the popular area of Great Baddow.

The property offers an entrance hall, ground floor WC & utility room. The main accommodation has an open plan feel to it with a touch of luxury. The fitted kitchen has Quartz work tops & integrated appliances, with the living room having space for a formal dining table and sitting area to the rear which overlooks the garden. To the first floor there are three double bedrooms and a luxury family bathroom with a modern four piece suite. Outside the property benefits from a driveway which provides off road parking, the electric roller shutter door gives access to the bike storage, this was originally the garage but the previous owners converted part of the garage to create the utility room space, therefore it is not possible to park a car in the garage but it offers ideal bike storage or gym. The West facing rear garden commences with a porcelain patio area with the remainder of the garden being laid to lawn with raised flower & shrub borders. The Home Office has been created to provide a separate working area away from the house.

## LOCATION

Spalding Way is situated in the sought after Great Baddow area located on the highly desirable South side of Chelmsford.

The property is within easy access of The Vineyards shopping precinct and Baddow Hall & Meadgate primary schools as well as being within easy reach of Great Baddow High & The Sandon School.

There is a regular bus service which provides access into Chelmsford city centre. The city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

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.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglia Ruskin University, and several private schools.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 38 minutes. Spalding Way is conveniently positioned within easy access of the A12.

- Detached Family Residence
- Cul-De-Sac Setting
- Renovated Throughout by Current Owners
- Utility Room
- West Facing Rear Garden
- Extended Ground Floor
- Gas Central Heating
- Ground Floor WC
- Garden Home Office







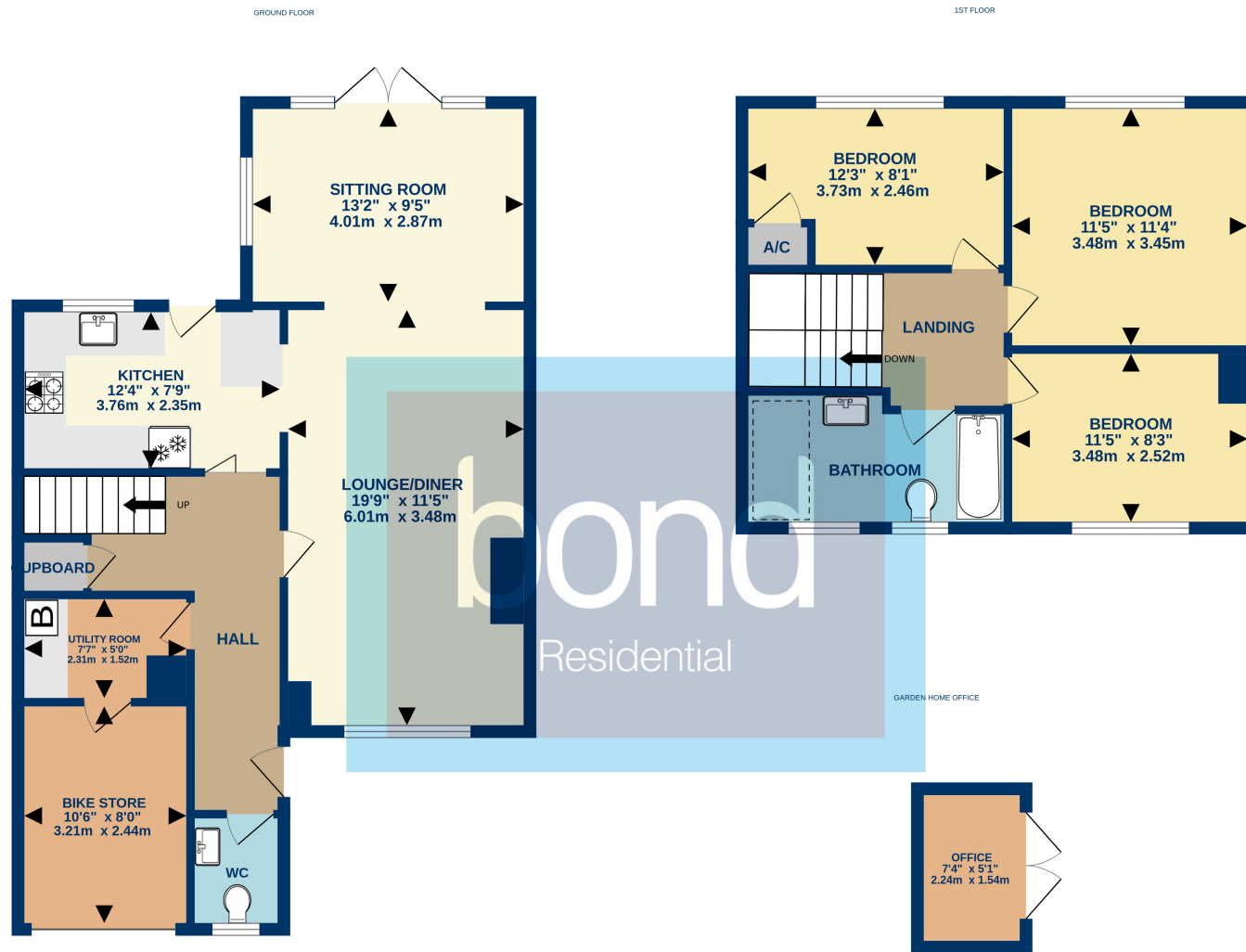






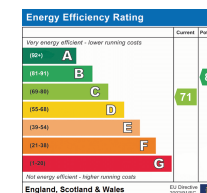






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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