

**bond**  
Residential



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Chestnut Walk, Little Baddow, CM3 4SP

Council Tax Band F (Chelmsford City Council)

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Offers in excess of £750,000 Freehold



Located in a much requested and sought after private lane within a short walk of Danbury Ridge nature reserves and within walking distance of Danbury village centre we are delighted to offer for sale this superbly presented detached bungalow.

## ACCOMMODATION

The property has recently been granted planning approval to lift the existing roof and create a first floor therefore extending the property to a four Bedroom family house. The current bungalow already benefits from extended accommodation with entrance hall, spacious living room, fitted kitchen/diner, three bedrooms with en-suite to bedroom one and a family bathroom. The property is set back from the road and provides off road parking for 2 cars and a garage and the rear garden extends to 50ft x 55ft.

## LOCATION

The property is located in highly sought after private lane adjacent to Danbury Ridge Nature Reserve in the attractive village of Little Baddow. Little Baddow has a thriving community and is situated between Danbury to the South and Hatfield Peverel to the North. The village is a haven for walkers as it is surrounded by open countryside and woodland, much of which is protected by the Essex Wildlife Trust and the National Trust. The neighbouring village of Danbury and offers a range of local facilities which are within walking distance of the property. Local schools include private education at Elm Green and Heathcotes and state schools of Danbury Park and St Johns C of E Primary School. Amenities within the village of Danbury include a local co-op supermarket, public houses and a parish church. For the commuter, Chelmsford's mainline station lies approximately 6 miles to the west of Little Baddow with Chelmsford city centre offering a more extensive range of shopping and leisure activities with both state and private schooling available.

## AGENTS NOTE

The property is located on a private estate and residents currently pay £180 pa to a fund which helps manage the condition of the roads and every 2-3 years includes the pruning of the chestnut trees in the area.

We would make interested parties aware that whilst the timeframes for planning have now expired we can advise that Conditional Planning was previously approved on 7th August 2020 for a first floor extension to raise the existing roof and create a two storey dwelling with front and rear dormers.

- Extended Detached Three Bedroom Bungalow
- Two Bathrooms
- Gas Central Heating and Double Glazing
- Garage with electric roller door
- Private lane within short walk of Danbury Ridge Nature Reserve
- Two Reception Rooms
- Fitted Kitchen
- 50ft x 55ft Rear Garden
- Driveway parking for 2 cars
- Planning now lapsed but approved in 2020 to create four bedroom house







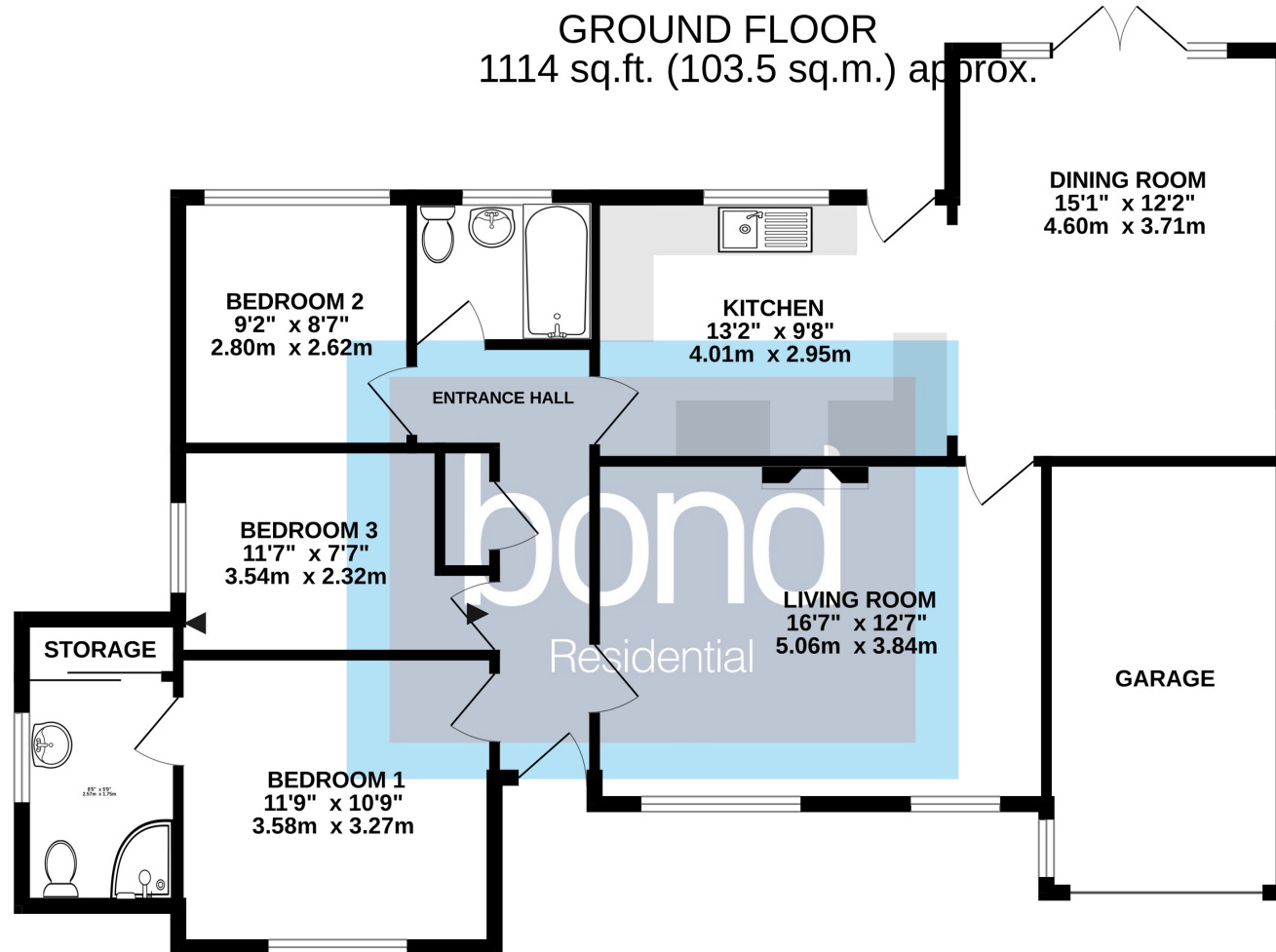








# GROUND FLOOR 1114 sq.ft. (103.5 sq.m.) approx.

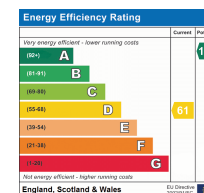


TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.

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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