



West Hanningfield Road, Great Baddow, Chelmsford, Essex, CM2 8JF

Council Tax Band C (Chelmsford City Council)



£395,000 Freehold



This well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation, making it an ideal choice for families or first-time buyers alike. The ground floor comprises a welcoming entrance hall, a bright and airy sitting room, and a separate dining room, perfect for entertaining. The fitted kitchen overlooks the rear garden and is complemented by a convenient ground-floor WC.

Upstairs, the property provides three good-sized bedrooms and a modern shower room. Externally, the home benefits from a private rear garden and an outbuilding/shed, offering useful storage. To the front, there is scope to create off-road parking, subject to the necessary planning permissions.

With its well-proportioned rooms and potential to add further value, this property is ready for its next owners to put their stamp on it.

## Location

Great Baddow, is a highly sought-after neighbourhood to the south of the vibrant city of Chelmsford. Great Baddow offers an abundance of green spaces and picturesque landscapes, with scenic walks, charming parks, and idyllic waterways, inviting residents to explore and enjoy the great outdoors.

Families with children will appreciate the outstanding selection of schools in the Great Baddow area. From reputable primary schools to sought after secondary schools. 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 and Anglian Ruskin University.

Residents of Great Baddow enjoy the best of both worlds - a peaceful residential setting and convenient access to an array of amenities. The area boasts a thriving local community, with a variety of shops, boutiques, and charming cafes. Everything you need is within reach, ensuring a convenient and fulfilling lifestyle for all. For those who enjoy an active lifestyle, Great Baddow provides ample opportunities for leisure and recreation. The area is home to well-equipped sports facilities and clubs catering to various interests at both Great Baddow recreation ground and Chelmer Park, there are a selection of gyms within the Chelmsford area as well as a range of golf courses within neighbouring villages.

There are a number of local attractions such as Hylands Park, Danbury Lakes and Sandon Mill Lock that are all within easy access of the property. Great Baddow offers excellent transportation links, making it an ideal location for commuters, it is within easy access to major road networks, including the A12 and A130, Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 35 minutes

**Tenure:** Freehold **Council Tax Band:** C **EPC rating:** D

- Semi detached family home
- Fitted kitchen
- Shower room
- Private west facing rear garden with useful outbuilding/shed
- No onward chain
- Spacious sitting room and separate dining room
- Three well-proportioned bedrooms
- Front garden with potential for driveway (subject to relevant approval)
- Sought after Great Baddow area
- Viewing highly recommended





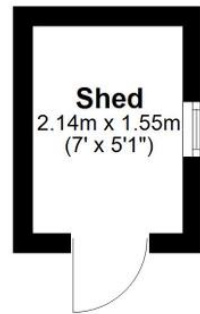




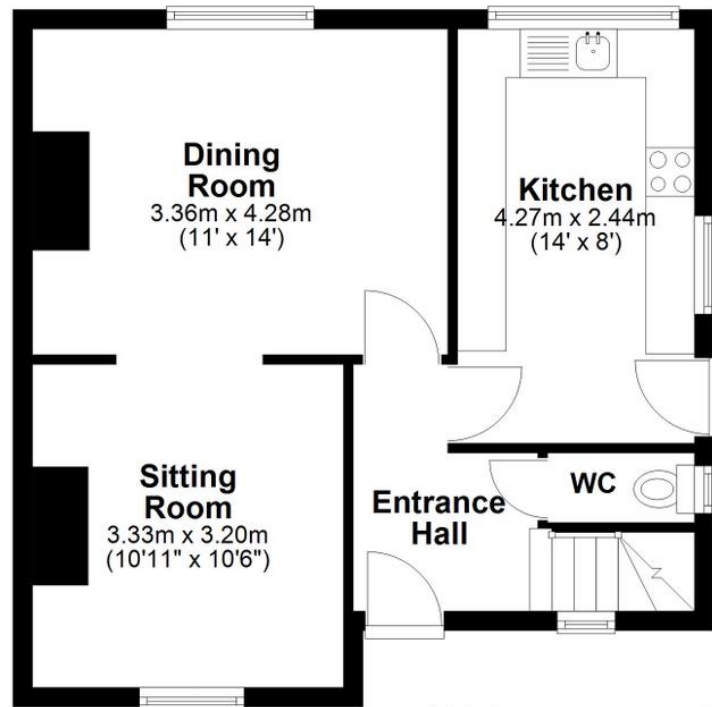




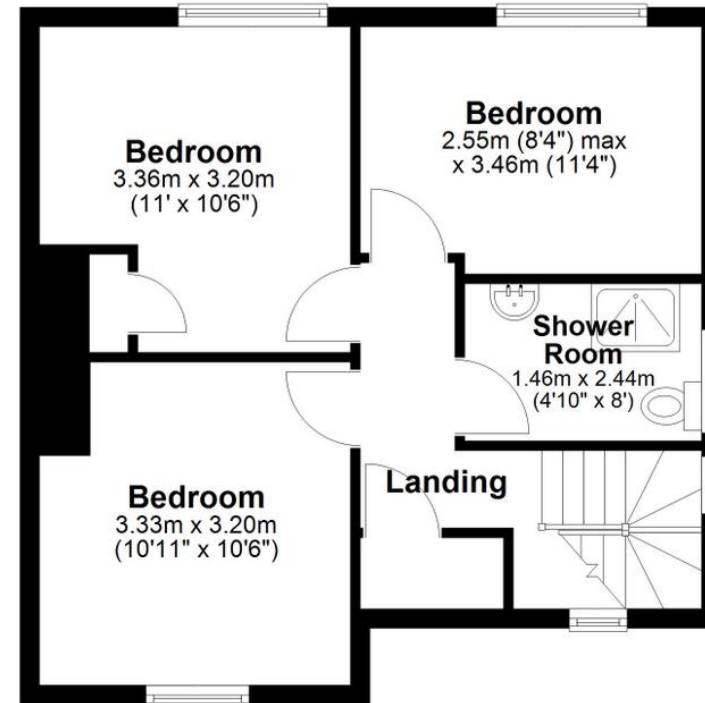
## Outbuilding



## Ground Floor



## First Floor



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

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