



Smithers Drive, Great Baddow, Chelmsford, Essex, CM2 7JP

Council Tax Band E (Chelmsford City Council)



£550,000 Freehold

Bond Residential is thrilled to present this delightful detached family home, nestled in a tranquil cul-de-sac within the highly sought-after Great Baddow area. This property offers a perfect blend of spacious living, modern amenities, and a prime location, making it an ideal choice for families.

Upon entering, you are welcomed by an inviting entrance hall leading to a generous living room, complete with a feature fireplace that adds warmth and character. The adjoining dining room, with its double doors, opens up to the rear garden, creating a seamless transition between indoor and outdoor living. The fitted kitchen is well-equipped with a built-in oven and hob, complemented by a utility room and a convenient ground floor WC. Ascending to the first floor, you will find a spacious landing that leads to three double bedrooms, each offering ample space and comfort. The luxury four-piece family bathroom provides a touch of elegance and relaxation. Externally, the property boasts a driveway offering off-road parking, alongside a garage with an up-and-over door. The rear garden is a true oasis, commencing with a paved patio area, surrounded by mature trees and hedging, providing privacy and tranquillity. Side access adds convenience to this charming outdoor space.

The property offers the added benefit of planning permission having been granted for first floor side extension, conversion of garage to habitable space, single storey front extension, single storey rear extension, alterations to fenestration and hardstanding installed, plans of which are available upon request.

Location

Smithers Drive is a well-established cul-de-sac in Great Baddow, a location favoured by homebuyers for its local schools, shops, and regular bus services to Chelmsford city centre. The property is within walking distance of Sandon High School & Baddow Hall Junior & Infants School. The Vineyards shopping area, offering a range of amenities is also close by. For commuters, Smithers Drive provides easy access to the A12 and A130, and is conveniently located near the Sandon Park and Ride.

Chelmsford city centre, renowned for its vibrant nightlife, diverse dining options, and extensive shopping facilities, is just a short distance away. Chelmsford is celebrated for its educational excellence, featuring top-performing grammar schools and higher education institutions. The city's mainline station offers a swift 32-minute commute to London Liverpool Street, enhancing its appeal to professionals. This charming family home in Great Baddow offers a perfect combination of comfort, convenience, and community.

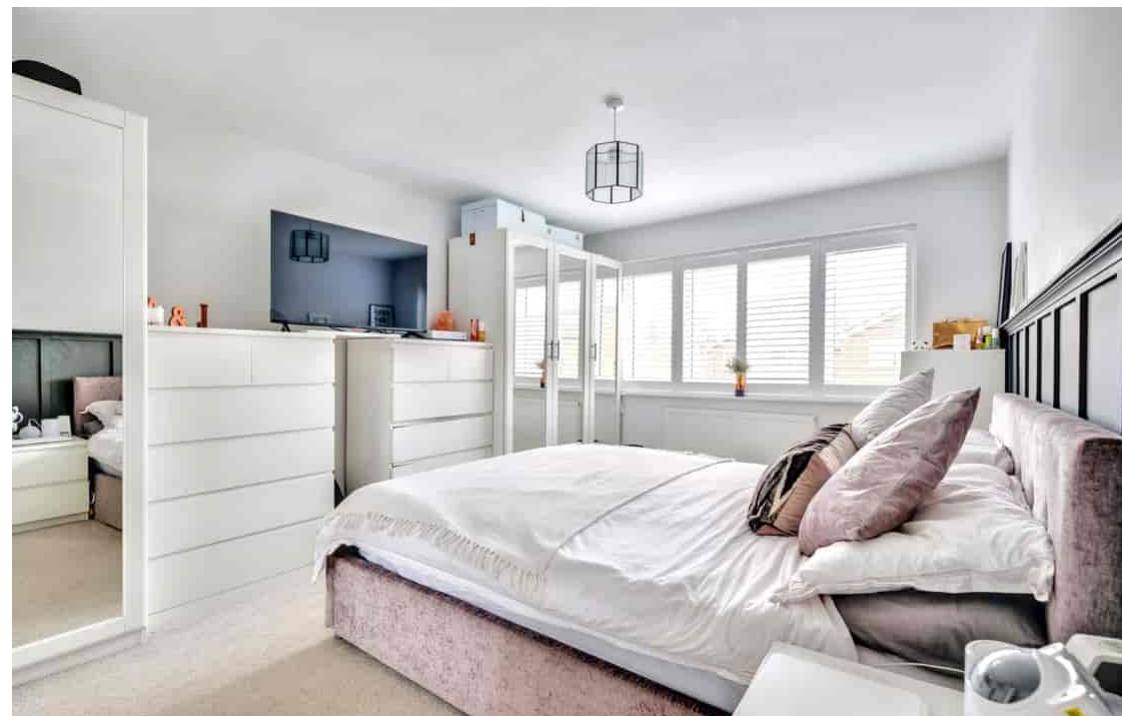
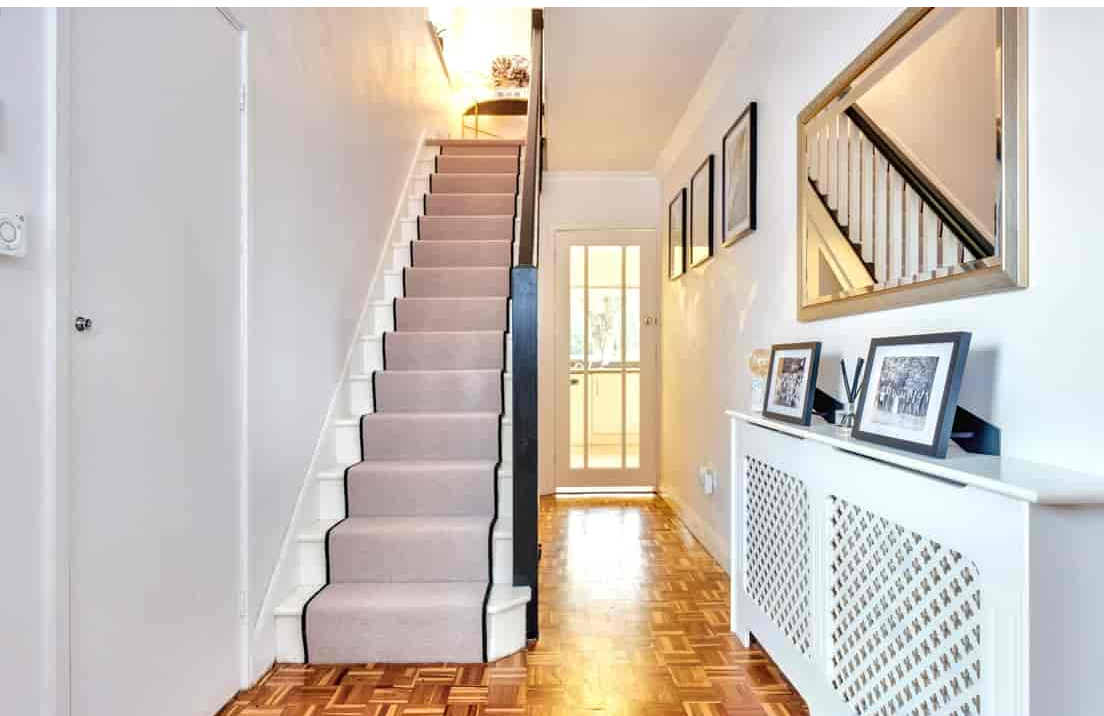
Agents Note

Planning permission was granted on the 6th May 2022 for a first floor side extension, conversion of garage to habitable space, single storey front extension, single storey rear extension, alterations to fenestration and hardstanding installed, planning reference 22/00017/FUL. The planning permission was subject to commencement within 3 years of the permission being granted. The rear garden for the property measures approximately 25' x 40' and we are informed by the current owners that they rent an additional parcel of land approximately 90' x 40' extending to 50' for £70 per annum. Please ask agent for further information if required

- Detached Family Home
- Utility Room & Cloakroom
- Luxury Four Piece Family Bathroom
- Oil Central Heating
- Cul de Sac Position

- Spacious Living Room
- Three Double Bedrooms
- Garage & Driveway
- Established Rear Garden
- ****See Agents Note Regarding Rear Garden****

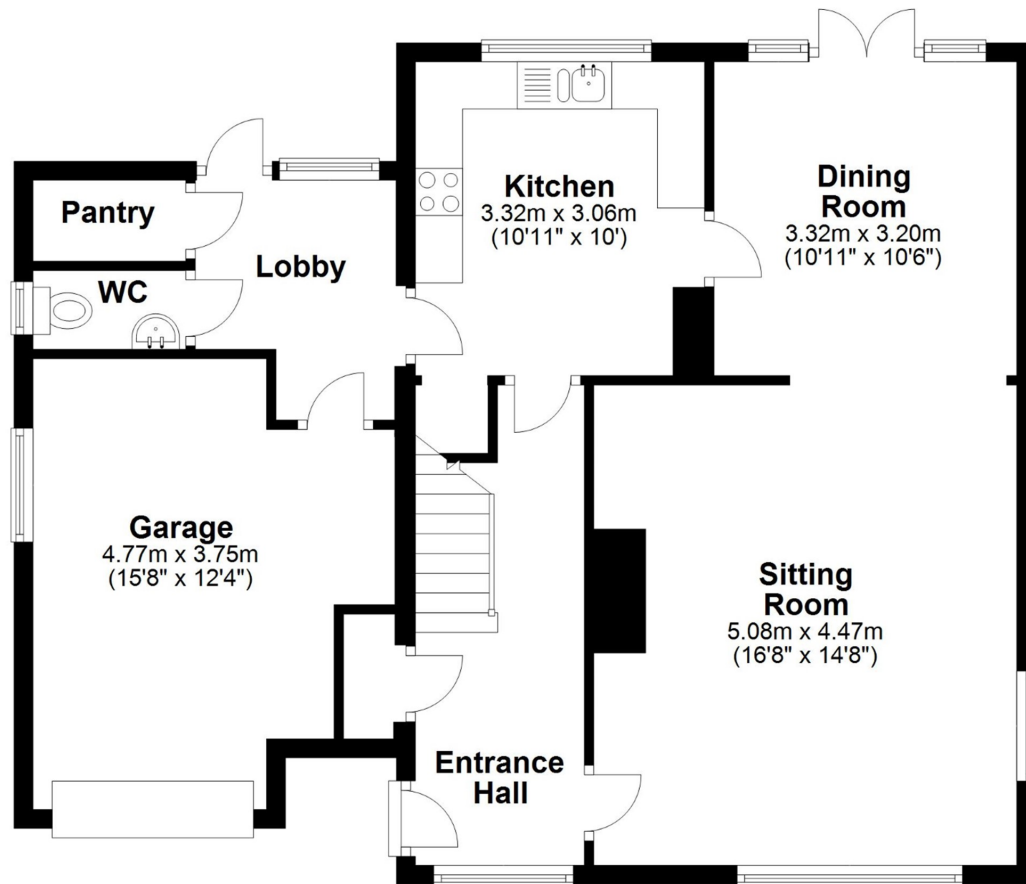




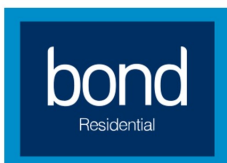
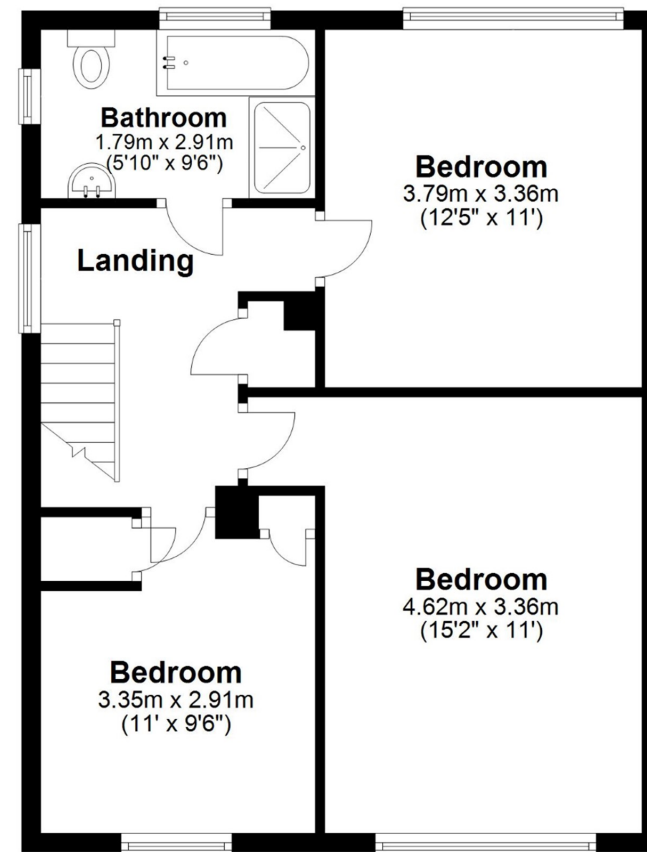




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 134 SQ M (1440 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.
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