



# Canford Close, Chelmsford, Essex, CM2 9RG

Council Tax Band D (Chelmsford City Council)

 2  4  1

Offers In Excess Of £450,000 Freehold

Situated within a quiet residential turning in the highly sought-after area of Great Baddow, this four bedroom semi-detached family home offers generous and versatile living accommodation, ideal for growing families.

The ground floor begins with a welcoming entrance hall, providing access to a convenient downstairs WC. To the front, the sitting room is bright and spacious, centred around a feature fireplace and large window allowing for excellent natural light. To the rear, the property benefits from a separate dining room, ideal for entertaining, which flows seamlessly into a delightful conservatory overlooking the garden — creating an excellent additional reception space. The kitchen is well-appointed with a range of fitted units, ample work surfaces and space for appliances, with a door providing direct access to the rear garden. Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom, alongside three further bedrooms ideal for children, guests or home working. The accommodation is served by a family bathroom.

Externally, the property enjoys a private rear garden, mainly laid to lawn with established borders and a high degree of privacy — perfect for families and outdoor entertaining. To the front, there is off-road parking via a driveway leading to an integral garage. The property offers excellent potential for modernisation and extension (subject to planning), allowing buyers to create their ideal long-term family home.

## Location

Great Baddow is one of Chelmsford's most established and desirable residential areas, popular with families due to its strong community feel and excellent range of amenities. The area offers a variety of local shops, supermarkets, cafés, pubs and everyday conveniences, with further shopping and leisure facilities available in Chelmsford city centre, including Bond Street and High Chelmer.

For outdoor pursuits, residents benefit from nearby green spaces such as Great Baddow Recreation Ground, Baddow Hall Playing Fields and scenic riverside walks along the River Chelmer. Transport links are excellent, with regular bus services into Chelmsford city centre and mainline railway station, where trains provide direct access to London Liverpool Street in approximately 35 minutes. The A12 and A130 are also easily accessible.

The property is well positioned for a number of highly regarded schools close to Canford Close, including Great Baddow High School, Larkrise Primary School, Baddow Hall Junior School, and The Sandon School, making it an ideal choice for families.

- Four bedroom semi-detached family home
- Separate dining room
- Fitted kitchen with garden access
- Family bathroom
- Driveway parking and integral garage
- Spacious sitting room with feature fireplace
- Conservatory overlooking rear garden
- Ground floor WC
- Private rear garden with mature borders
- Excellent potential to modernise/extend (STPP)



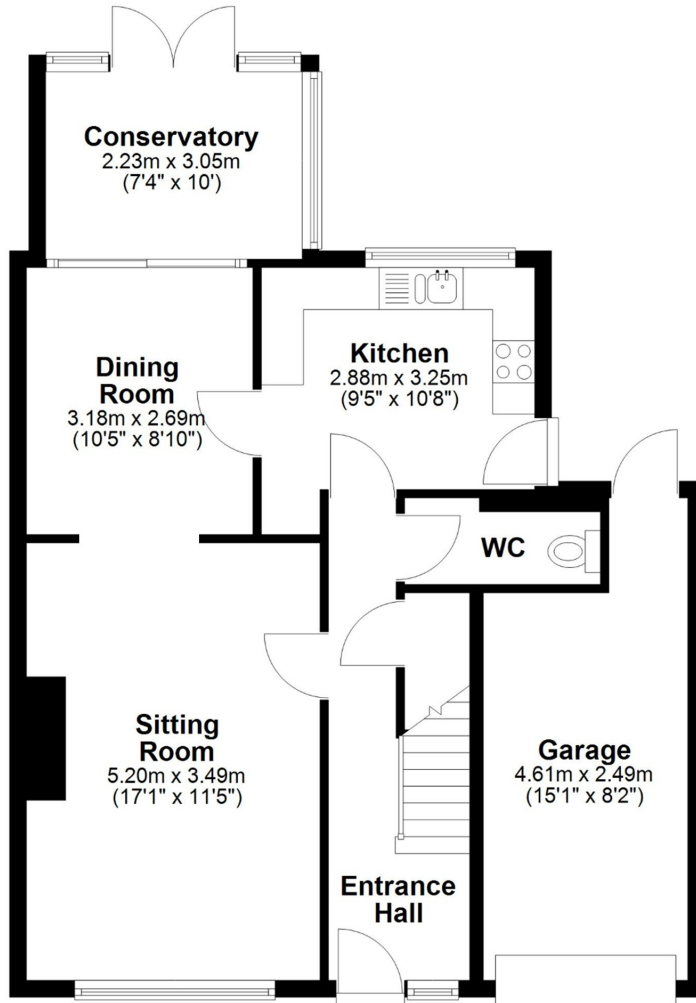




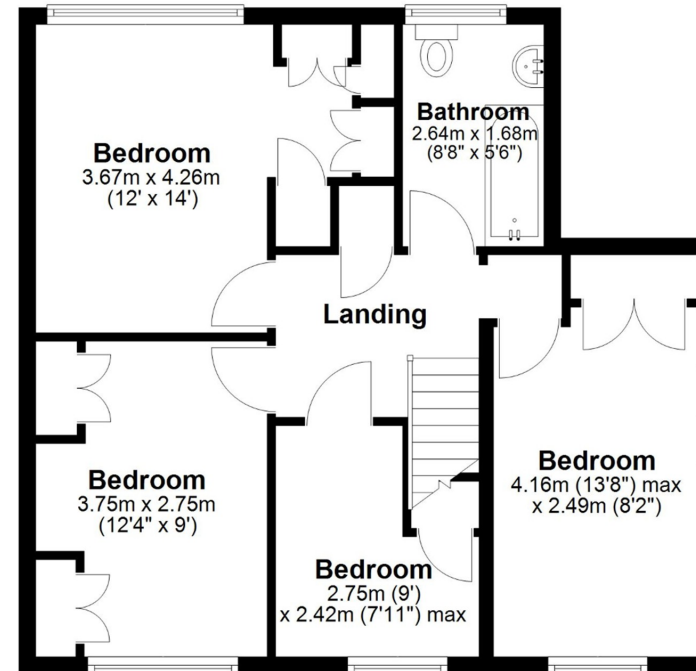




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 124 SQ M (1330 SQ FT) (Includes Garage)**

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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