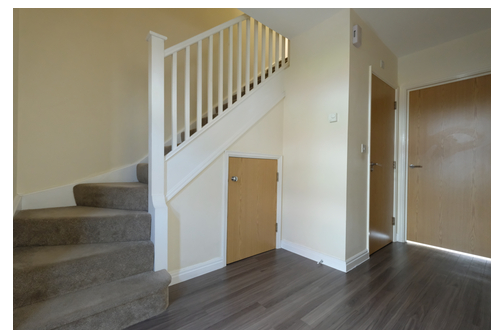


Montfort Drive, Great Baddow, Chelmsford, Essex, CM2 9FN



Energy Efficiency Rating C



**GUIDE PRICE £425,000 - £450,000**

# Montfort Drive, Great Baddow, Chelmsford, Essex, CM2 9FN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	78	79
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Bond Residential are delighted to offer for sale this modern family home situated in the popular area of Great Baddow being within two miles of the City centre.

The property offers an entrance hall, lounge with double glazed double doors which overlook and lead to the rear garden and a fitted kitchen/diner. To the first floor there are three double bedrooms, the main bedroom and second bedroom benefit from en-suite shower rooms and there is also a family bathroom which completes the internal accommodation. Outside the property benefits from a carport with electric roller door which provides off road parking with double gates giving access to the rear garden which is mainly laid to lawn and also has a storage shed with power.

#### AREA GUIDE:

Clarion Gate is a modern development built by Crest Nicholson and is located off of Beehive Lane in Great Baddow. Clarion Gate is conveniently situated within walking distance of Beehive Primary School and Great Baddow High School. There is a regular bus service which runs along Beehive Lane and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store as well as the mainline railway station with links to London Liverpool Street.

- **GUIDE PRICE £425,000 - £450,000**
- **Modern Family Home**
- **Ground Floor Cloakroom**
- **Lounge**
- **Fitted Kitchen/Diner**
- **Three Double Bedrooms**
- **Three En-suites/Family Bathroom**
- **Gas Central Heating**
- **Carport**
- **Rear Garden**

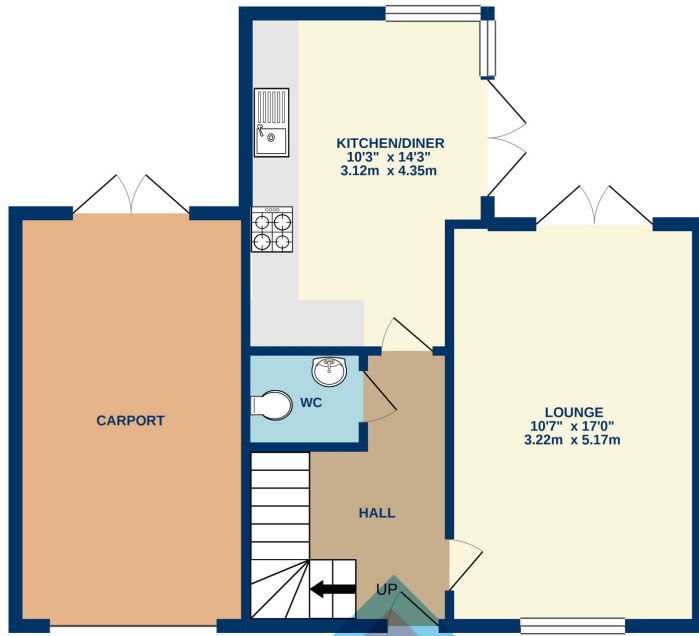


**01245 500599**

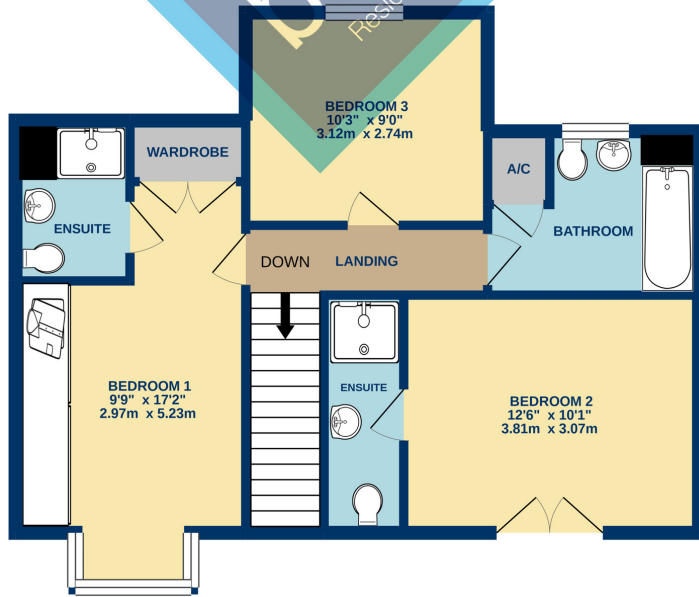
**[www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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GROUND FLOOR



1ST FLOOR



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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FLOORPLAN



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 43 New London Road, Chelmsford, CM2 0ND



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