



Molrams Lane, Great Baddow, Chelmsford, Essex, CM2 7AH

Council Tax Band D (Chelmsford City Council)

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Guide Price £450,000 - £460,000 Freehold

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This established extended semi-detached home, located on the ever-popular Molrams Lane in Great Baddow, Chelmsford, offers the perfect blend of family living and convenience.

The property boasts a spacious layout with two generous reception rooms, an extended kitchen, and three well-proportioned bedrooms. To the front, there is a large driveway providing ample off-road parking. The real highlight of this home is the impressive 140ft west-facing rear garden, offering excellent outdoor space for families, entertaining, or simply enjoying the afternoon and evening sun. The property offers the potential for further extensions to the side or rear subject to obtaining the relevant planning permission.

This is a fantastic opportunity for those seeking a home with both character and potential, in one of Great Baddow's most desirable residential locations.

Location

Molrams Lane, Great Baddow, Chelmsford is a sought-after residential area that provides an ideal setting for family life. The property is conveniently positioned close to a wide range of local amenities including shops, cafés, and essential services. Great Baddow is well-known for its welcoming community feel, with several pubs and local restaurants adding to the village charm.

For those who enjoy the outdoors, the area offers access to green spaces and countryside walks, while nearby Chelmer Park and Great Baddow Recreation Ground provide fantastic facilities for sports, fitness, and family days out. Transport links are excellent, with regular bus services into Chelmsford city centre and mainline railway station, where fast trains connect to London Liverpool Street in around 35 minutes. The property also benefits from convenient access to the A12, A130, and surrounding road networks.

Families are exceptionally well-catered for with a choice of highly regarded local schools. Baddow Hall Infants and Juniors are both within close proximity, while The Sandon School (secondary) is also nearby, making Molrams Lane a particularly appealing location for those with children.

Tenure: Freehold **Council Tax Band:** D **EPC Rating:** E

- Three well-proportioned bedrooms
- Established three-bedroom semi-detached home
- Extended kitchen with access to the garden
- Large driveway providing ample off-road parking
- Highly desirable residential location in Great Baddow
- Close to sought-after local schools: Baddow Hall Infants & Juniors and The Sandon School
- Guide Price £450,000 - £460,000
- Spacious 21ft reception room and separate dining room
- Family bathroom with fitted suite
- Impressive 140ft west-facing rear garden
- Excellent transport links including A12 and Chelmsford station



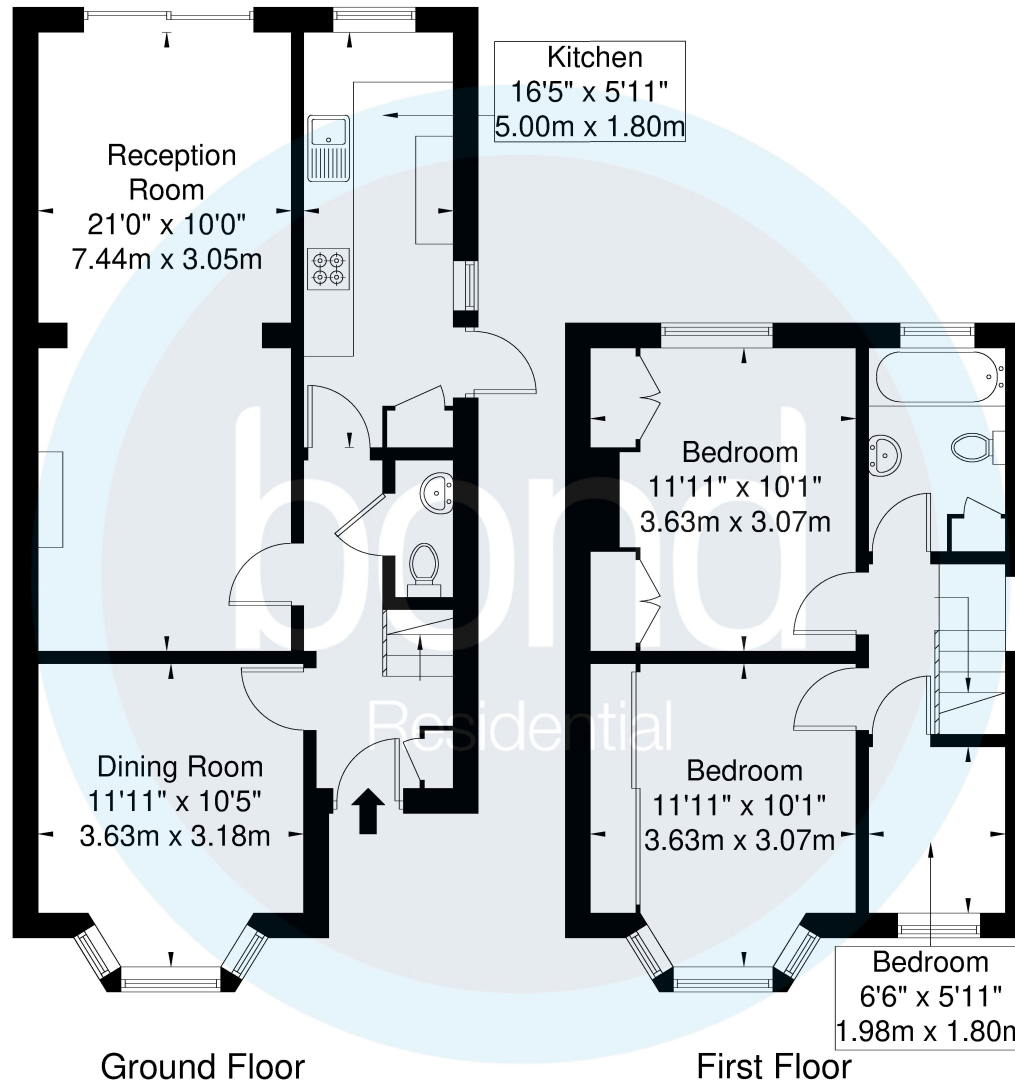








Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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