



280 Meadgate Avenue, Great Baddow, Chelmsford, Essex, CM2 7LN

Council Tax Band D (Chelmsford City Council)

 1  3  1

Guide Price £400,000 Freehold

## ACCOMMODATION

This extended detached home offering no onward chain has been meticulously improved by the current homeowner, offering a blend of modern features and traditional charm. Step into the welcoming entrance hall leading to an open plan living/dining room with feature gas log burner, a conservatory for relaxation, and a fitted kitchen boasting light grey shaker style units, Quartz worksurface and integrated appliances. A convenient cloakroom completes the ground floor layout.

Ascending to the first floor, you'll find two spacious double bedrooms alongside a versatile study/bedroom three, perfect for a nursery or home office. The bathroom features a contemporary white suite for a touch of elegance.

Situated on a corner plot, the property boasts a driveway providing ample off-road parking space leading to the garage. The rear garden is thoughtfully divided into two sections, with one area featuring a lush lawned space and the other adorned with stylish stone covering.

## LOCATION

Great Baddow also offers a wealth of local amenities, including a selection of independent shops, cafes and restaurants, making it the perfect place to call home for families and professionals alike. Great Baddow is a popular location for commuters, with excellent transport links to London and other parts of the country. The village is just a short drive from the A12, which provides easy access to the M25 and other major motorways.

For families with children, Great Baddow offers excellent schools and educational facilities, including several highly-rated primary and secondary schools. Great Baddow also has a range of sports clubs and leisure activities, including football, cricket, and tennis.

Overall, Great Baddow is a highly desirable location that offers the perfect blend of rural charm and city convenience. With its beautiful countryside, excellent schools, and easy access to London and other major cities, it's no surprise that it is such a popular choice for homebuyers.

The nearby city centre of Chelmsford can be found within 1.5 miles of the property and there is a regular bus service which runs directly along Longmead Avenue which takes you directly into the city centre and mainline station, where trains will get you to London Liverpool St as fast as 32 minutes.

TENURE - FREEHOLD

EPC RATING - C

COUNCIL TAX - D

- Garage & Driveway
- Viewing Highly Recommended

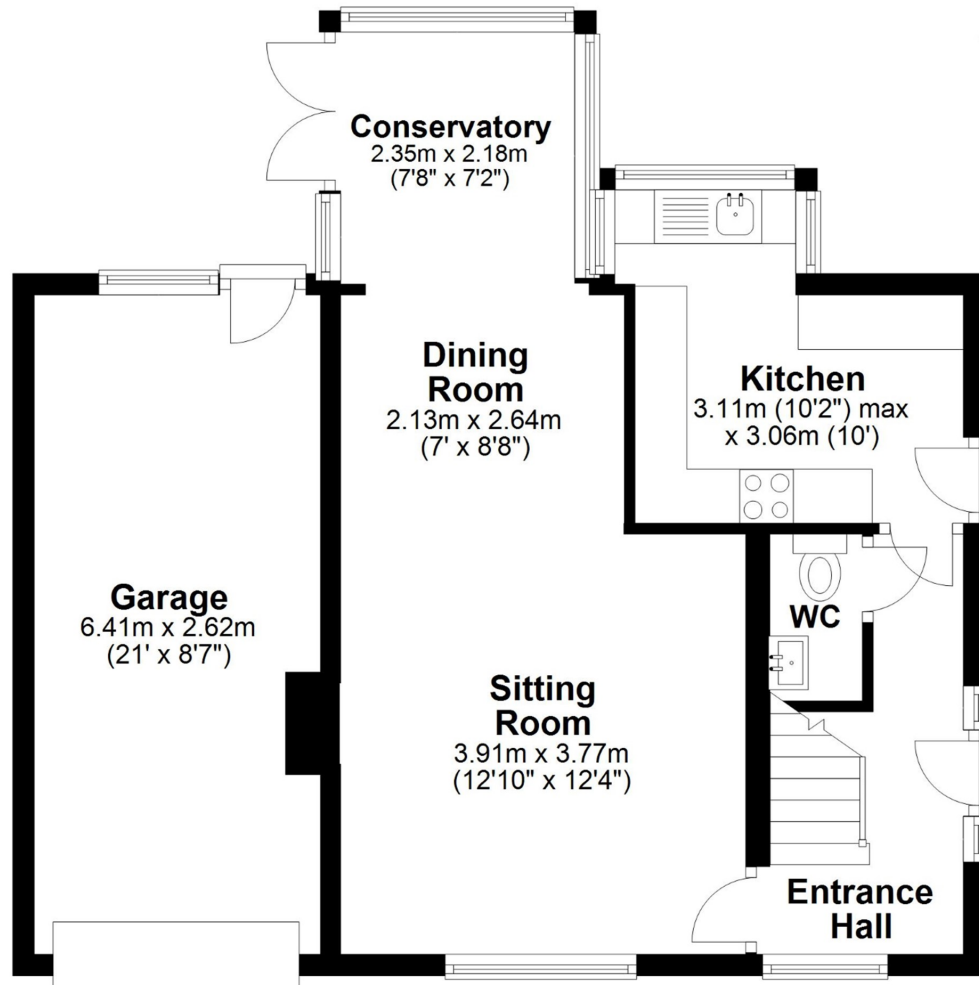
- Presented In Excellent Decorative Order



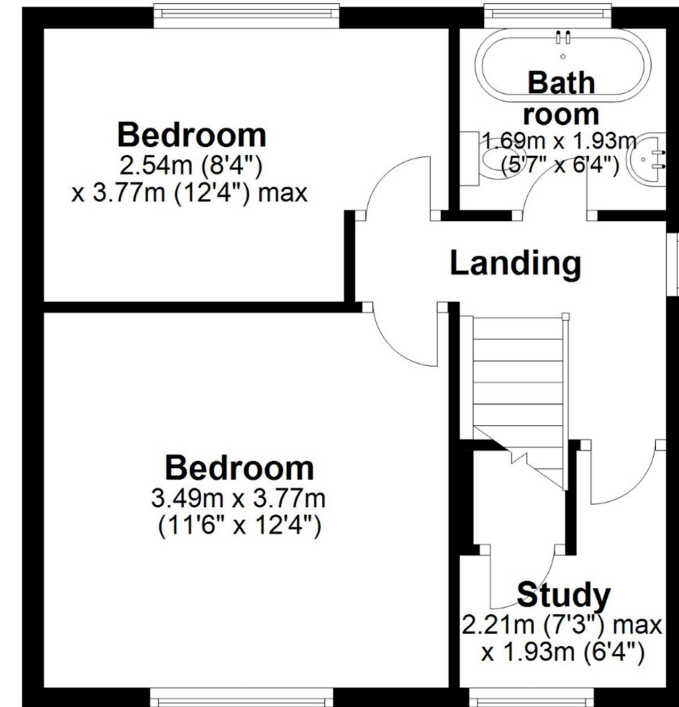




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 97 SQ M (1040 SQ FT) (Including Garage)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**

All measurements are approximate **NOT** to be used for valuation purposes. **Copyright Bond Residential 2024**

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