



# Friars Close, Great Baddow, Chelmsford, Essex, CM2 7FP

Council Tax Band D (Chelmsford City Council)

 1  3  2

Guide Price £425,000 - £450,000 Freehold



Bond Residential is thrilled to present this exquisite modern family home, perfectly nestled in the sought-after area of Great Baddow. Designed with contemporary living in mind, this property offers a harmonious blend of style and functionality, ideal for families seeking a comfortable and convenient lifestyle.

The property itself offers a welcoming entrance hall leading to a spacious lounge, where double doors open onto a beautifully landscaped rear garden. This outdoor space features paved patio areas, a small lawn, and well-maintained shrubs and hedging, creating a private oasis for relaxation and entertainment. The fitted kitchen, complete with integrated appliances, serves as the heart of the home, complemented by a practical utility room with garden access. Upstairs, the home offers three well-appointed bedrooms, including a main bedroom with an en-suite shower room. A modern family bathroom with a four-piece suite completes the first floor, ensuring comfort and convenience for all family members. Set in a charming mews-style setting, the property benefits from two allocated covered parking spaces

## LOCATION

Great Baddow, is a highly sought-after neighbourhood to the south of the vibrant city of Chelmsford. Great Baddow offers an abundance of green spaces and picturesque landscapes, with scenic walks, charming parks, and idyllic waterways, inviting residents to explore and enjoy the great outdoors.

Families with children will appreciate the outstanding selection of schools in the Great Baddow area. From reputable primary schools to sought after secondary schools. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Residents of Great Baddow enjoy the best of both worlds - a peaceful residential setting and convenient access to an array of amenities. The area boasts a thriving local community, with a variety of shops, boutiques, and charming cafes. Everything you need is within reach, ensuring a convenient and fulfilling lifestyle for all.

For those who enjoy an active lifestyle, Great Baddow provides ample opportunities for leisure and recreation. The area is home to well-equipped sports facilities and clubs catering to various interests at both Great Baddow recreation ground and Chelmer Park, there are a selection of gyms within the Chelmsford area as well as a range of golf courses within neighbouring villages.

There are a number of local attractions such as Hylands Park, Danbury Lakes and Sandon Mill Lock that are all within easy access of the property.

Great Baddow offers excellent transportation links, making it an ideal location for commuters, it is within easy access to major road networks, including the A12 and A130, Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes.

- **Guide Price £425,000 - £450,000**
- **Gas Central Heating**
- **Utility Room**
- **Ground Floor WC**
- **Two Bathroom/Shower Rooms**

- **Modern Family Home**
- **Fitted Kitchen/Diner**
- **Two Allocated Parking Spaces**
- **Three Bedrooms**
- **Rear Garden**















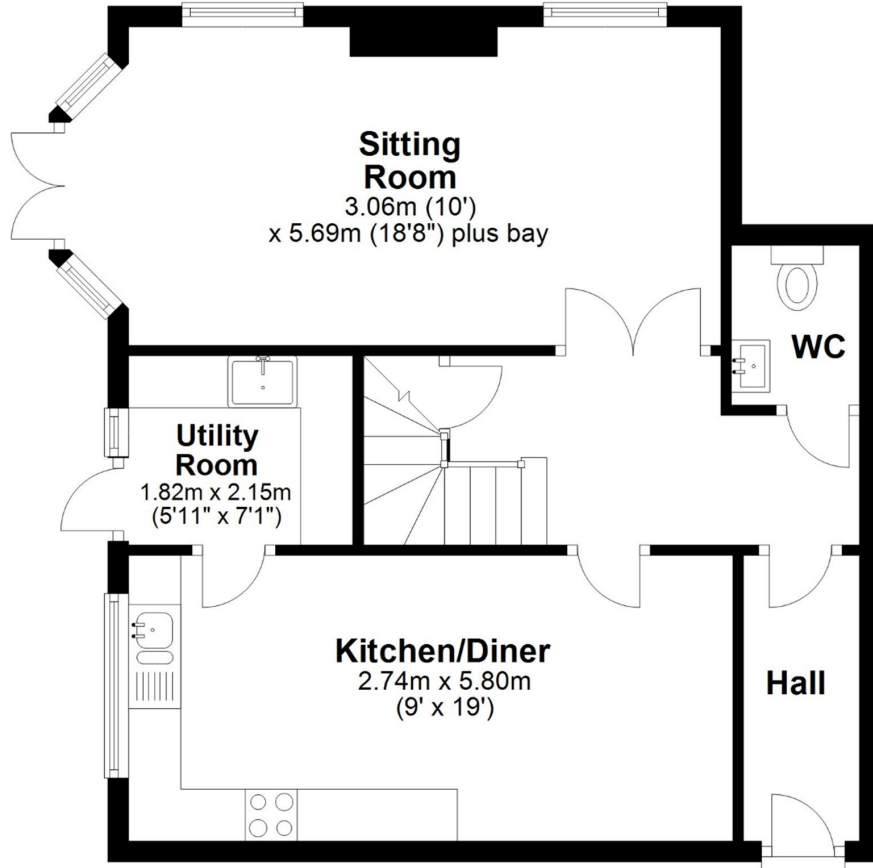




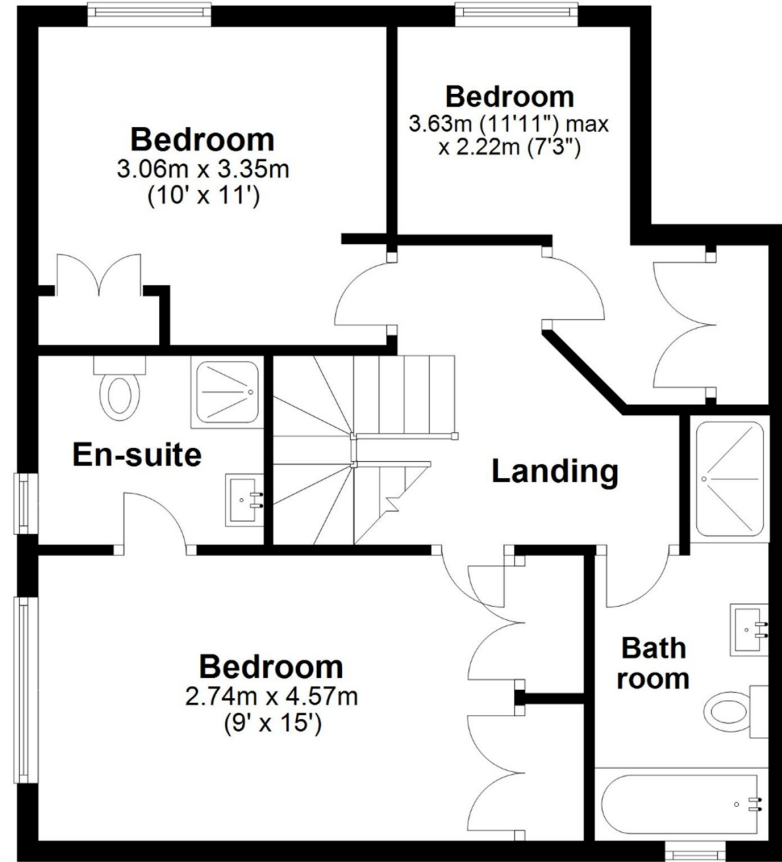




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 105 SQ M (1130 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
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