



# North Hill, Little Baddow, CM3 4TQ

Council Tax Band E (Chelmsford City Council)



Guide Price £575,000 Freehold



GUIDE PRICE £575,000 to £600,000.

This delightful two bedroom semi-detached period cottage enjoys an elevated position in a conservation area within the highly sought after village of Little Baddow and is not a listed property.

The cottage sits to the side of a sizeable plot of quarter of an acre with a road frontage of over 100ft and therefore offers scope for extension subject to relevant planning consent being granted.

NOTE: The property previously had planning permission for an extension suitable for a third bedroom or additional reception room, which has now expired.

The cottage offers the charm and character features expected in a period property with leaded light windows and shutters, exposed timbers, studwork and fireplaces. Upon entering, you are greeted by a warm and inviting reception room with a charming feature fireplace and exposed timbers. The second reception room also boasts a charming fireplace with woodburner and a feature bay window providing an outlook into the gardens. The kitchen is located to the rear of the cottage and features an integrated oven and hob with a stable door leading into the rear patio and seating area. A ground floor wet room completes the ground floor accommodation.

On the first floor there is built in storage and the two bedrooms both feature charming fireplaces and the first-floor bathroom provides further convenience.

The cottage also benefits from mains services and gas central heating.

Outside on the far right hand boundary the property offers driveway parking for up to three cars. There is a detached outbuilding, measuring an impressive 18'7 x 14'5 with lighting which could be converted and utilised for a variety of uses such as a home office, studio or gym.

The overall plot extends to just under quarter of an acre and features lots of ornamental trees and shrubs as well as a large expanse of lawn to the side of the cottage with a further elevated lawn area along the rear boundary.

We would make interested parties aware that the sellers are currently updating the Registered Title and associated documents with HM Land Registry. This is to include in the title an unregistered section of the garden which is within the boundaries of the property. We are advised that this will be concluded prior to completion of any sale.

#### LOCATION

Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively are also within easy reach. State schools include Danbury Park Community School and St Johns C of E primary school.

The neighbouring village of Danbury offers a range of local facilities which include a local co-op supermarket, public houses and a parish church. For the commuter, the city of Chelmsford and village of Hatfield Peverel both offer mainline rail stations with links to London and lie approximately 6 miles to the west and north of Little Baddow. Chelmsford city centre offer a vibrant shopping centre as well as an extensive range of recreational and leisure facilities with additional state and private schooling available.

Don't miss the opportunity to make this charming period cottage your own.

Contact our office today to arrange a viewing and experience the unique charm and character of this wonderful property and village.

- Overall plot approaching quarter of an acre
- Living room and separate dining room with feature fireplaces
- Ground floor wet room and first floor bathroom
- Driveway parking for 3 cars
- Walking distance of Paper Mill Lock and River Chelmer
- Semi detached two bedroom period cottage
- Kitchen with integrated oven and hob
- Gas central heating
- Detached workshop 18'7 x 14'5
- Scope to Extend STP Previous Planning Granted Now Expired









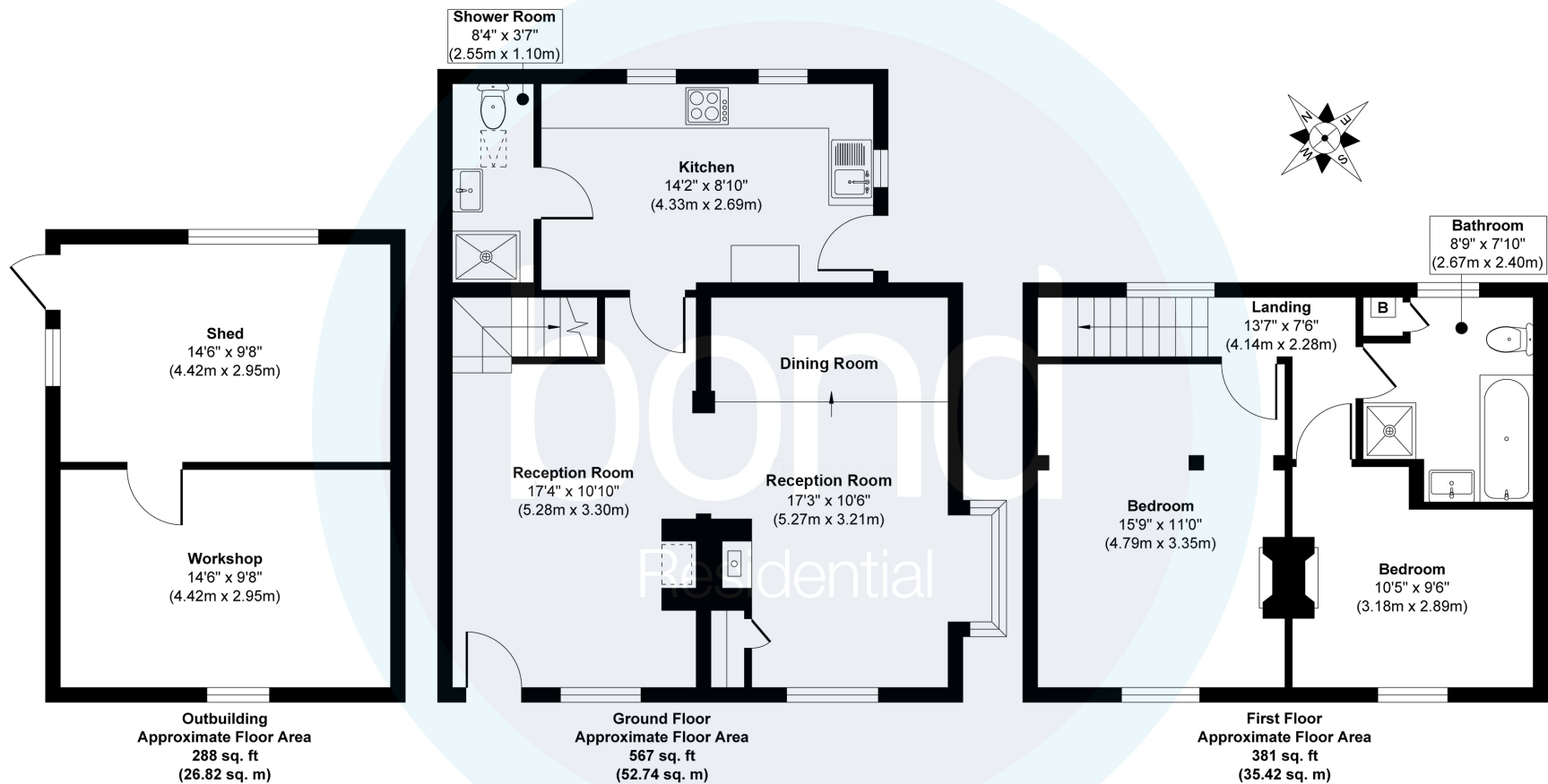












**Approx. Gross Internal Floor Area**  
**Main House = 948 sq. ft / 88.16 sq. m**  
**Outbuilding = 288 sq. ft / 26.82 sq. m**  
**Total = 1236 sq. ft / 114.98 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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