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# Fir Tree Lane, Little Baddow, CM3 4SS

Council Tax Band E (Chelmsford City Council)



£1,195,000 Freehold



## ACCOMMODATION

Located in this highly desirable leafy lane in the ever popular village of Little Baddow is this stunning family home. The current owners have transformed what was originally a detached bungalow into an executive detached house which offers circa 2,600 sq ft of living space. The project was completed in 2020 and the property has been finished throughout to the highest standards. The owners have also thoughtfully designed the accommodation and layout to offer flexibility so for example there is a ground floor shower room and one of the reception rooms could easily be utilised as a ground floor bedroom for an elderly relative on a temporary or more permanent basis.

The accommodation commences on the ground floor with a spacious entrance hall with plenty of built in storage space and a ground floor shower room. The main living accommodation boasts four reception rooms which include a living room with multifuel stove, family room, a separate dining room and home office. At the heart of this family home is the 24ft kitchen which overlooks the rear garden and features shaker style units and solid wood worktops and features plenty of space for more informal dining space. A separate utility room completes the ground floor.

The first floor space could easily accommodate five bedrooms but the owners have decided to provide four sizeable double bedrooms. The principal bedroom enjoys views of the rear garden and has a spacious en-suite bathroom, the guest bedroom features an en-suite shower and there is a spacious family bathroom with a bath and large walk in shower. The home also boasts gas central heating, double glazing, security alarm system and there is a complete onward chain.

Outside the house sits in an overall plot of 0.16 acre. To the front there is a lawned area with mature flower and shrub beds and ornamental trees. A block paved drive provides off road parking for several vehicles and access to the oversized integral garage. There is side access to the rear garden which features with a patio area across the rear of the house with the remainder of the garden being lawned with various flower and shrub borders and a large shed.

## LOCATION

The property is located in a highly sought after lane just off of The Ridge in the attractive village of Little Baddow. Little Baddow has a thriving community and is situated between Danbury to the South and Hatfield Peverel to the North. The village is a haven for walkers being surrounded by open countryside and woodland which can be accessed at the end of the road, much of which is protected by the Essex Wildlife Trust and the National Trust. Local schooling includes the popular schools of Elm Green and Heathcotes as well as St Johns C of E Primary and Danbury Park Primary Schools. Amenities within the village of Danbury include a local co-op supermarket, public houses and a parish church. For the commuter, Chelmsford's mainline station lies approximately 6 miles to the west of Little Baddow with Chelmsford city centre offering a more extensive range of shopping and leisure activities with both state and private schooling available.

## AGENTS NOTE

Fir Tree Lane is a private road shared by all houses in Fir Tree Lane and D'arcy Rise. We are informed that residents voluntarily pay a fee of £160 per annum (in March) into the Fir Tree Lane Association. These funds are used for maintenance of the road. The Association is run by a group of residents which manage any repairs to drainage and road surface. The annual fee has been paid by the current owners for 2024-2025.

- Executive detached family home
- Four bathrooms
- 24ft Kitchen/diner with separate utility room
- 24' integral garage with electric roller door
- Complete onward chain
- Four double bedrooms
- Four reception rooms
- Gas central heating and double glazing
- 0.16 acre plot
- Highly sought after leafy lane location









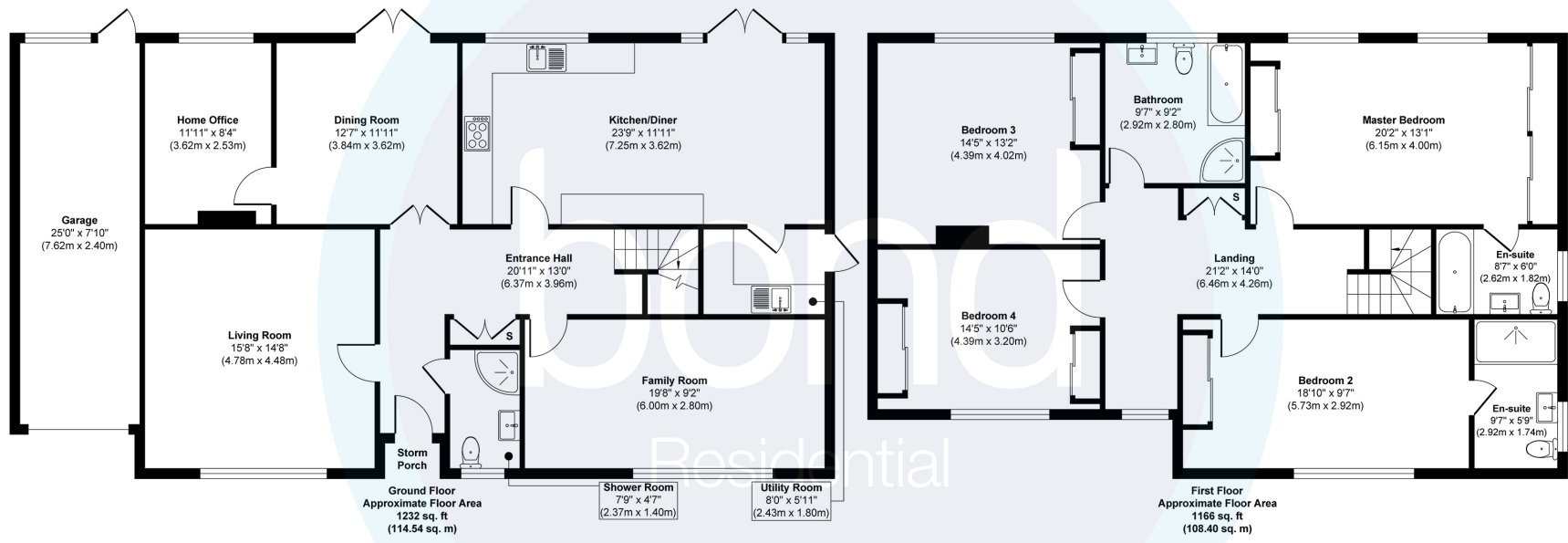




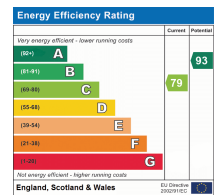








**Approx. Gross Internal Floor Area 2398 sq. ft / 222.94 sq. m**  
**Approx. Gross Internal Garage Area 196 sq. ft / 18.28 sq. m**  
**Approx. Gross Internal Total Area 2594 sq. ft / 241.22 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



10, Maldon Road,  
 Danbury, Essex, CM3 4QQ  
 Telephone: 01245 222856  
 Website: www.bondresidential.co.uk

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