



106a Beehive Lane, Great Baddow, Chelmsford, Essex, CM2 9SH

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Offers in Excess of £350,000 Freehold

## ACCOMMODATION:

This established three bedroom home comprises an entrance hall, ground floor cloakroom, dual aspect living room, fitted kitchen/dining room, three bedrooms and family bathroom. Externally the property benefits from offering a block paved driveway providing off road parking for several vehicles and a west facing rear garden. The property also benefits from offering gas fired central heating and double glazed windows.

## LOCATION:

Beehive Lane is conveniently located within the Great Baddow area on the sought after South side of Chelmsford and is ideally situated within walking distance of Beehive Primary School and Great Baddow High School as well as being within a mile of the Moulsham School campus with an Infants, Junior and High School. There is a bus stop 150 yards from the property in Beehive Lane with a regular service providing access into Chelmsford city centre which is situated within 1.5 miles of the property with Chelmsford's mainline station being within 1.8 miles of the property.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located approximately 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Three Bedroom Family Home
- Living Room
- Block Paved Driveway To Front
- West Facing Rear Garden
- Kitchen/Dining Room
- Ground Floor Cloakroom
- No Onward Chain
- Viewing Highly Recommended







GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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