



North Hill, Little Baddow, CM3 4TD

Council Tax Band F (Chelmsford City Council)

 2  4  2

£900,000 Freehold

This detached home has been much improved and redesigned by the present owners to provide a spacious energy efficient family home offering almost 2000 sq ft of internal space which is set up for modern day family living and features gated access into Heather Hills woodland and nature reserve.

ACCOMMODATION

Ground floor accommodation comprises an entrance lobby with three built in double storage cupboards, main entrance hall with ground floor cloakroom, a spacious family room with underfloor heating and built in storage, a rear facing living room provides access into the rear garden, a modern kitchen/dining space extends from the front through to the back of the house and features modern units with wooden worktops and integrated appliances include two electric ovens and a gas hob.

On the first floor there are four double bedrooms with three of the bedrooms featuring built in storage, the principal bedroom features a modern en-suite shower room and in addition there is a modern and large family bathroom with double ended bath and walk in shower. The homes also features gas central heating and double glazing, there are also solar panels and a battery store to help reduce energy costs and boost efficiency.

OUTSIDE

The overall plot extends to approximately 0.13 of an acre and backs onto Heather Hills woods and nature reserve with direct access into this area from the rear garden. To the front of the property there is a decorative red brick wall and shingle driveway providing off road parking for several cars and an EV charging point. The rear garden is enclosed and enjoys a wooded backdrop with gated access into the nature reserve and features an artificial lawn with covered hot tub and large timber storage shed.

LOCATION

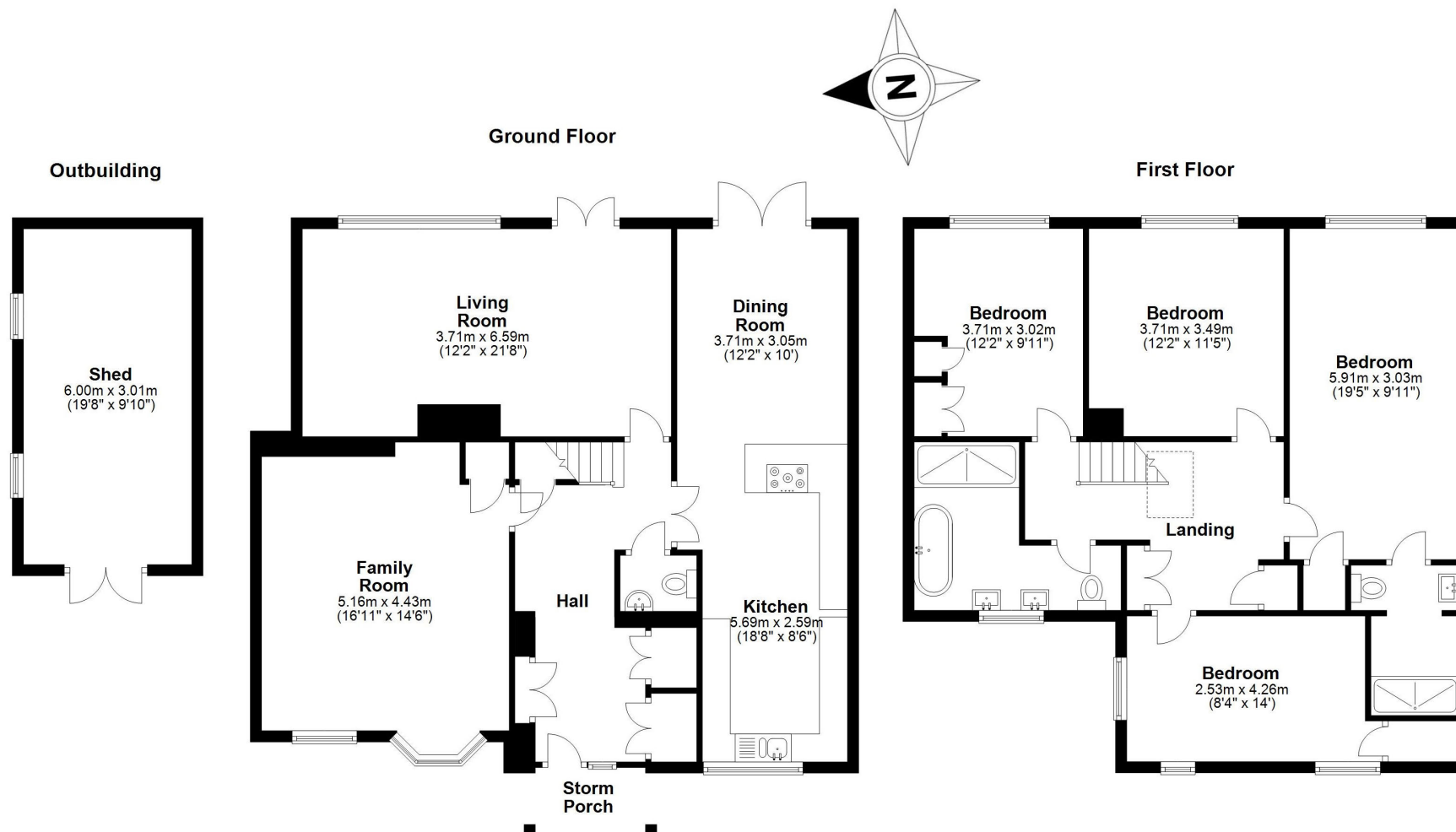
Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, 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.

- Extended and much improved detached family home
- Spacious kitchen/diner with integrated appliances
- Ground floor cloakroom, en-suite shower and family bathroom
- Gas central heating & double glazing
- Rear garden with artificial lawn and covered hot tub area
- Large family room and separate rear facing living room
- Four double bedrooms (three with built in storage)
- Large entrance hall with built in cloaks & utility cupboards
- Solar Panels with battery storage
- Driveway parking for several cars with EV charging point









APPROX INTERNAL FLOOR AREA 179 SQ M (1930 SQ FT) OUTBUILDING 18 SQ M (190 SQ FT)

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 2025

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

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

