



# 31 Maldon Road, Great Baddow, Chelmsford, Essex, CM2 7DN

- Three Bedrooms
- Grade II Listed
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Off Road Parking Space



## PROPERTY DESCRIPTION

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A Grade II listed house affording many delightful period features throughout. The accommodation is set over two levels, an entrance hall provides access to the living room, dining room and stairs rising to the first floor. The dining room provides access to the kitchen. To the first floor are three good size bedrooms and a spacious family bathroom.

Externally the property benefits from an off road parking for one car, a small patio area, external workshop/ store and an adjacent log store.

The property is located adjacent from the Vineyards shopping precinct, which offers excellent day to day shopping facilities including Co-op supermarket, pharmacy, post office, butchers, bakers and greengrocers. Adjacent library and nearby doctors surgery. There is a range of restaurants and bars in the village itself, along with Baddow recreation ground with Millennium Centre. Bus routes connect from immediately outside the Vineyards precinct to Chelmsford City Centre and main line rail station with services to London Liverpool Street.

Great Baddow offers primary, secondary schools and local shops as well as regular bus services to the city centre. Schools in the area include Baddow Hall Infants, Great Baddow High & Sandon Secondary. There is also Sandon Park & Ride service in to Chelmsford City Centre and train station. Chelmsford offers some of the most highly regarded grammar schools in the UK and a thriving City Centre which boasts comprehensive shopping facilities and includes the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 35 minutes.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ACCOMMODATION

(WITH APPROXIMATE ROOM SIZES) A moulded panel part glazed entrance door to the front gives access to:

#### RECEPTION HALL

Stairs rising to first floor.

#### SITTING ROOM

10' 11" x 10' 11" (3.33m x 3.33m) (To the left) Stripped natural flooring, picture rail, sash window to front elevation, tv aerial point, timber scroll and moulded timber surround with inset multi fuel log burner, timber shelving and cupboard to recess either side.

#### DINING ROOM

9' 10" x 8' 1" (3.00m x 2.46m) Located to the right hand side of the property. Sash window to front. Radiator. Stripped natural timber flooring. Picture rail. Understairs storage cupboard. Feature open fire surround and grate. Step down to

#### COTTAGE KITCHEN

8' 4" x 6' 3" (2.54m x 1.91m) Tiled floor. Window and half glazed door to rear. Natural timber worktops with drawers and cupboards under. Eye level wall mounted storage cupboards incorporating built-in microwave, stainless steel suspended oval pots and pan rack, further useful head height shelving unit suitable for storage of cups etc. Inset butler sink unit with Victoriana mixer tap.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

10' 10" x 10' 9" (3.30m x 3.28m) Sash window to the front. Radiator. Stripped timber flooring.

#### BEDROOM TWO

10' 11" maximum x 8' 6" average widening to 10'11" (3.33m x 2.59m) Sash window to the front elevation. Radiator. Ornate open grate fireplace.

#### BEDROOM THREE

9' 4" x 8' 7" (2.84m x 2.62m) L-shaped. Sash window to rear. Radiator. Access to roof space. Cupboard housing gas fired boiler supplying domestic hot water and central heating radiators.

#### SPACIOUS L-SHAPED BATHROOM

White suite. Panel enclosed bath with mixer tap shower. Low flush w.c. Wash hand basin. Complementary tiling to walls. Radiator. Window to rear.

#### OUTSIDE

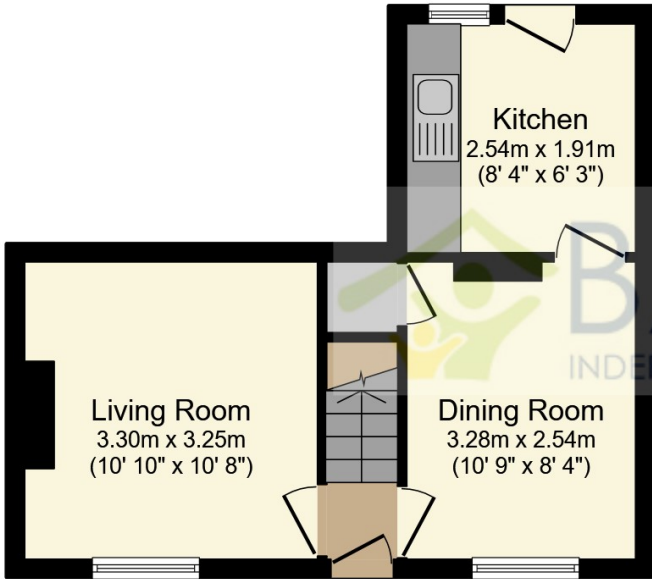
Terraced area to front and shingle driveway to side giving access to SHINGLED PARKING SPACE for one vehicle, small patio with open trellis (NO GARDEN). Utility room with plumbing for washing machine, light and power connected. Adjacent brick cycle/wood store.

#### VIEWING

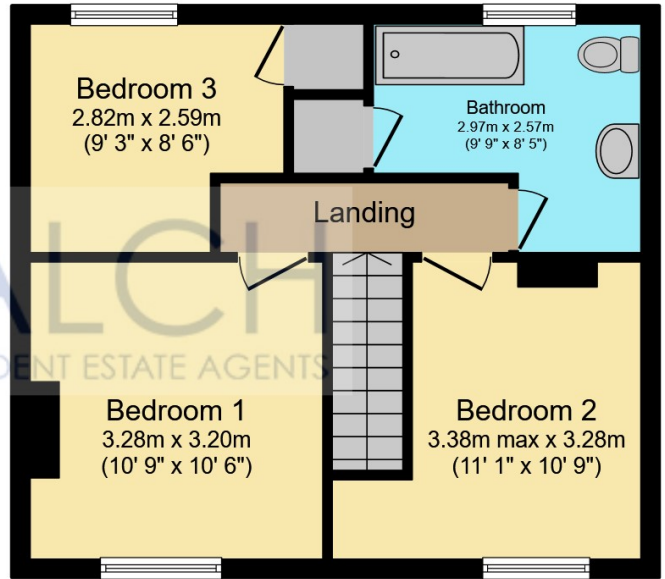
By prior appointment with the Letting Agents  
BAI CH ESTATE AGENTS on 01245 258866



# FLOORPLAN



**Ground Floor**



**First Floor**

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