



Spalding Way, Great Baddow, Chelmsford, Essex, CM2 7NZ

Council Tax Band E (Chelmsford City Council)



Guide Price £450,000 - £475,000 Freehold

Bond Residential are delighted to offer for sale this detached family home situated in Great Baddow.

The property offers an entrance hall, ground floor shower room plus separate WC, lounge/diner, kitchen & conservatory. To the first floor there are three bedrooms and a family bathroom with white suite. Outside the property is located at the end of the cul-de-sac and offers off road parking and a garage. The rear garden commences with a paved patio area, lawn and Nordic timber built summer house.

LOCATION

Spalding Way is situated in the sought after Great Baddow area located on the highly desirable South side of Chelmsford.

There is a regular bus service which provides access into Chelmsford city centre. The city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglia Ruskin University, and several private schools.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 38 minutes. Spalding Way is conveniently positioned within easy access of the A12.

- Guide Price £450,000 - £475,000
- Ground Floor Shower Room
- Conservatory
- Three Bedrooms
- Timber Built Nordic Summer House
- Detached Family Residence
- Gas Central Heating
- Lounge/Diner
- Off Road Parking & Garage
- Rear Garden





APPROX INTERNAL FLOOR AREA 124 SQ M (1330 SQ FT)

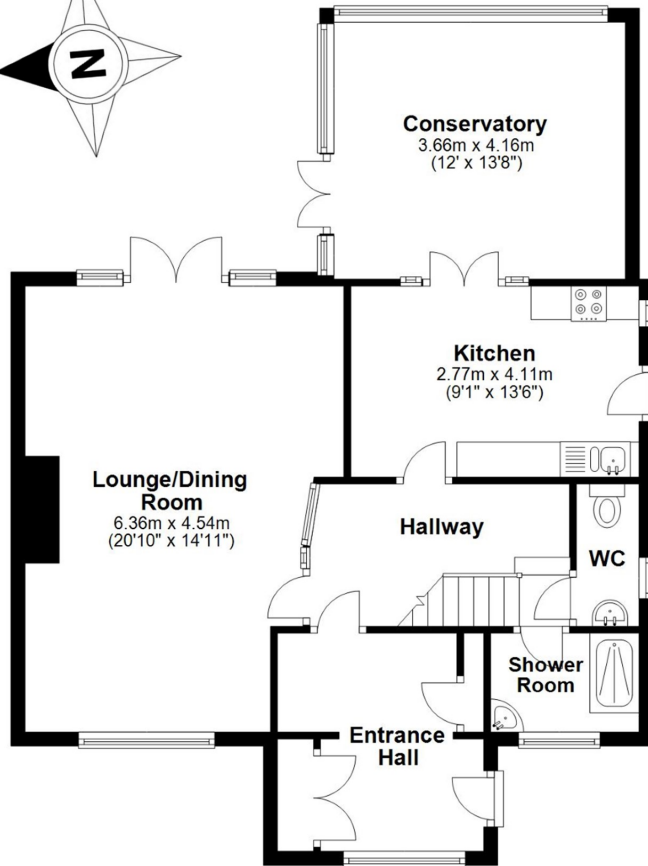
OUTBUILDINGS 34 SQ M (370 SQ FT)

TOTAL 158 SQ M (1700 SQ FT)

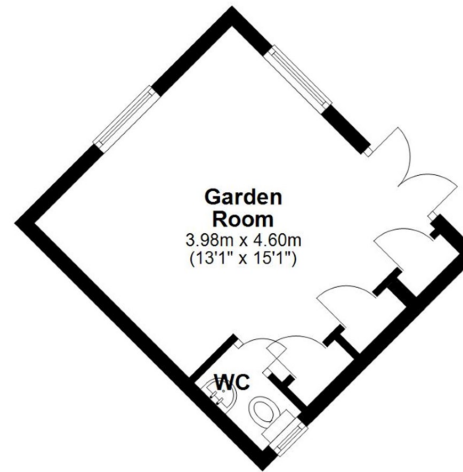
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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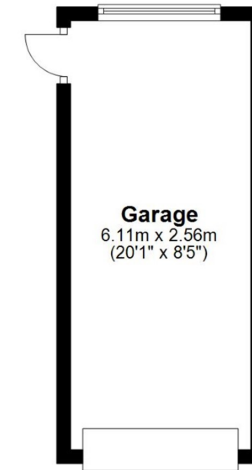
Ground Floor



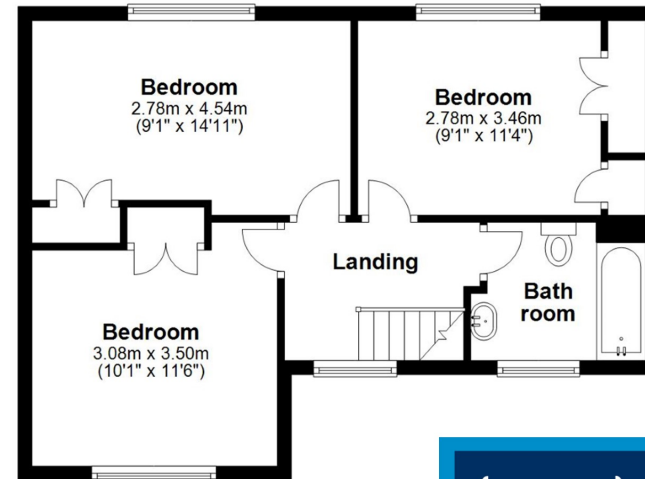
Outbuilding



Outbuilding



First Floor



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