

bond
Residential



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Parsonage Lane, Little Baddow, CM3 4SU

Council Tax Band G (Chelmsford City Council)



£1,250,000 Freehold

A unique opportunity to acquire a detached bungalow, surrounded by woodland in a delightful secluded and mature plot of 0.68 acres, in a sought after location on a private lane in Little Baddow.

ACCOMMODATION

Main living accommodation comprises reception hall, dual aspect 23ft square open plan living space with feature fireplace and open fire, study area, fitted kitchen with shaker style units and granite effect worktops, utility room, garden room and separate boiler room. Leading off the main reception hall there is an inner hallway which provides access to three double bedrooms. The principal bedroom features a fully tiled en-suite shower with underfloor heating, there is also a separate family bathroom.

The property is set back in the plot with a shingle driveway incorporating a circular feature bed providing extensive parking and access to the double garage. Adjacent to the garage there is a useful workshop and to the rear there is a useful log store and adjacent external cupboard which houses the oil tank.

The rear garden is bordered by mature trees to provide a high level of privacy and seclusion, predominantly lawned there are established beds and borders and the garden wraps around and the property at either end.

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. Chelmsford city centre offer a vibrant shopping centre as well as an extensive range of recreational and leisure facilities with additional state and private schooling available.

AGENTS NOTE

We are informed by the current owner that whilst purchasing the property in 2017 a crack in a wall in the utility room was investigated and was found to have been caused by minor subsidence due to root-induced clay shrinkage. This was remedied with works being completed which included the removal of an oak tree and a root barrier being installed in the affected area. A certificate of structural adequacy was issued on 30 January 2018.

- Established detached bungalow
- En-suite shower room and family bathroom
- Fitted kitchen and separate utility room
- Oil fired central heating
- 0.68 acre mature and secluded grounds
- Three double bedrooms
- 500 sq ft open plan living space
- Study and boiler room
- Double garage with extensive driveway parking
- Highly sought after lane in Little Baddow

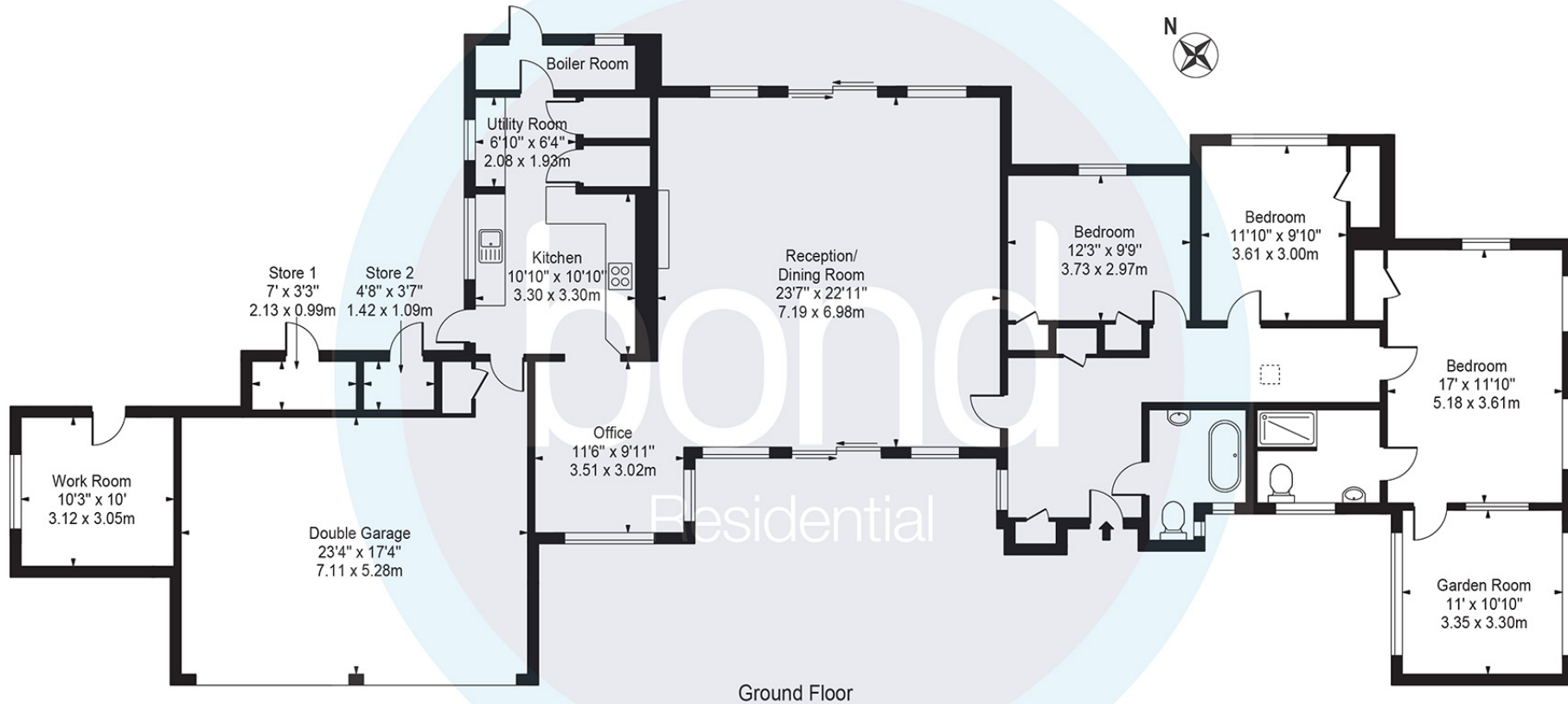








Approx. Gross Internal Area 2266 Sq Ft - 210.52 Sq M
(Including Garage, Excluding Work Room, Store 1 & Store 2)



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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