

**bond**  
Residential

Greenland Gardens, Great Baddow, Chelmsford, CM2 8ZF



Energy Efficiency Rating C



Offers In Excess of £525,000

# Greenland Gardens, Great Baddow, Chelmsford, CM2 8ZF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C	80	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

## ACCOMMODATION:

This modern four bedroom town house is set overlooking a central greensward within this sought after modern development. The property comprises accommodation laid out over three floors with a ground floor consisting of an entrance hall, cloakroom, playroom/dining room and fitted kitchen/diner with integrated appliances. The first floor living room enjoys open space greensward views to the front with double doors which lead onto a south facing balcony, which the current owners advise is a great place to sit and enjoy a morning coffee. There are two bedrooms and a family bathroom which complete the first floor accommodation. The main bedroom and guest bedroom both benefit from en-suite shower rooms and can be found on the second floor. Externally the property benefits from a double carport to the rear and a rear garden which is laid to lawn.

## LOCATION:

Great Baddow is an extremely popular urban village located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford by car. There are two local primary schools located within 0.6 of a mile from Greenland Gardens, as well as two secondary schools located within a mile of the property. Great Baddow benefits from the Vineyards shopping area which is the village centre with a selection of local amenities. There is a regular bus service which runs from Galleywood Road with the bus stops just at the entrance to Greenland Gardens which provides access to Chelmsford city centre.

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 Great Baddow sport ground and Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure. There are a selection of golf clubs 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 28 minutes, the property is also conveniently located within a mile of Essex Yeomanry Way which provides access to the A12 and A130. The current owner advises us he travels to London for work and uses Sandon Park & Ride service which provides a two stop service to Chelmsford station for £3.60 a day return.

- **Three Storey Family Residence**
- **Greensward Open Space To Front**
- **Kitchen/Diner With Integrated Appliances**
- **Playroom/Dining Room**
- **First Floor Living Room With Balcony**
- **Four Bedrooms**
- **Two En-Suite Shower Rooms**
- **Family Bathroom**
- **Gas Central Heating**
- **Rear Garden**
- **Double Carport**

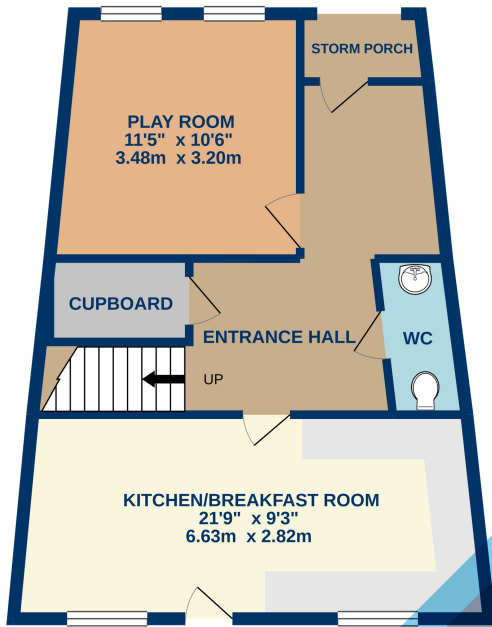


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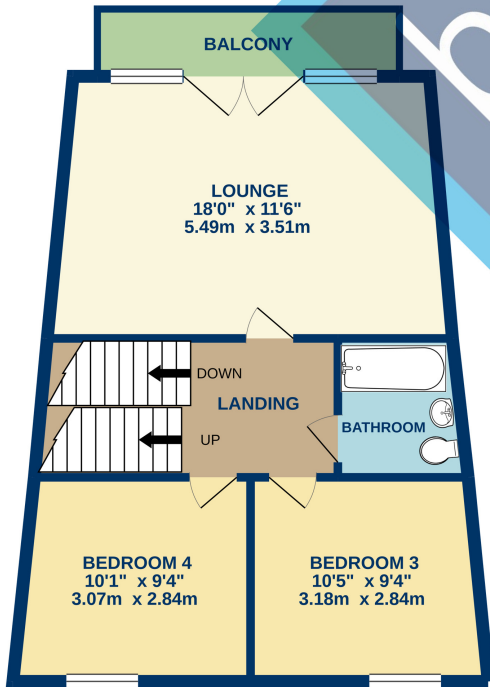
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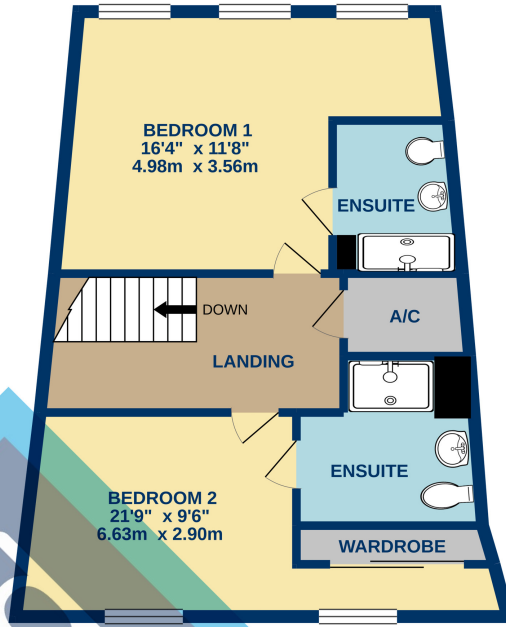
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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# FLOOR PLAN