



Heycroft Way, Great Baddow, Chelmsford, Essex, CM2 8JG

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Guide Price £650,000 - £675,000



Welcome to this delightful detached family home boasting expansive gardens and ample living space. Nestled in the sought after Great Baddow area of Chelmsford, this home offers the perfect blend of comfort and convenience.

As you approach the property, you'll be greeted by a generous 50ft x 50ft front garden, complete with a driveway that provides ample parking. Additionally, a further driveway and garage to the side ensure plenty of space for vehicles. Step inside to discover a welcoming reception hall leading to a spacious sitting room, perfect for family gatherings. The dining room, with its elegant proportions, offers a wonderful setting for entertaining guests. A cosy study provides the ideal space for working from home or quiet reflection. The heart of the home is undoubtedly the kitchen, where culinary dreams come to life. With modern fittings and ample storage, it's a space that inspires creativity. Upstairs, the property features well-proportioned bedrooms, each offering a peaceful retreat at the end of the day.

The highlight of this home is the stunning south-west facing rear garden, measuring an impressive 85ft x 50ft. Bathed in sunlight, it's a haven for outdoor relaxation and play. Whether you're hosting a summer barbecue or enjoying a quiet morning coffee, this garden is your private oasis.

## Location

Great Baddow, is a highly sought-after neighbourhood to the south of the vibrant city of Chelmsford. Great Baddow offers an abundance of green spaces and picturesque landscapes, with scenic walks, charming parks, and idyllic waterways, inviting residents to explore and enjoy the great outdoors. Families with children will appreciate the outstanding selection of schools in the Great Baddow area. From reputable primary schools to sought after secondary schools.

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 and Anglian Ruskin University. Residents of Great Baddow enjoy the best of both worlds - a peaceful residential setting and convenient access to an array of amenities. The area boasts a thriving local community, with a variety of shops, boutiques, and charming cafes. Everything you need is within reach, ensuring a convenient and fulfilling lifestyle for all. Food enthusiasts will be delighted by the culinary scene in Great Baddow. The area hosts an enticing selection of restaurants, offering diverse cuisines to suit every palate. Whether you're seeking a cozy pub for Sunday lunch or a trendy bistro for a romantic dinner, Great Baddow offers a gastronomic experience for you.

For those who enjoy an active lifestyle, Great Baddow provides ample opportunities for leisure and recreation. The area is home to well-equipped sports facilities and clubs catering to various interests at both Great Baddow recreation ground and Chelmer Park, there are a selection of gyms within the Chelmsford area as well as a range of golf courses within neighbouring villages. There are a number of local attractions such as Hylands Park, Danbury Lakes and Sandon Mill Lock that are all within easy access of the property.

Great Baddow offers excellent transportation links, making it an ideal location for commuters, it is within easy access to major road networks, including the A12 and A130, Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes.

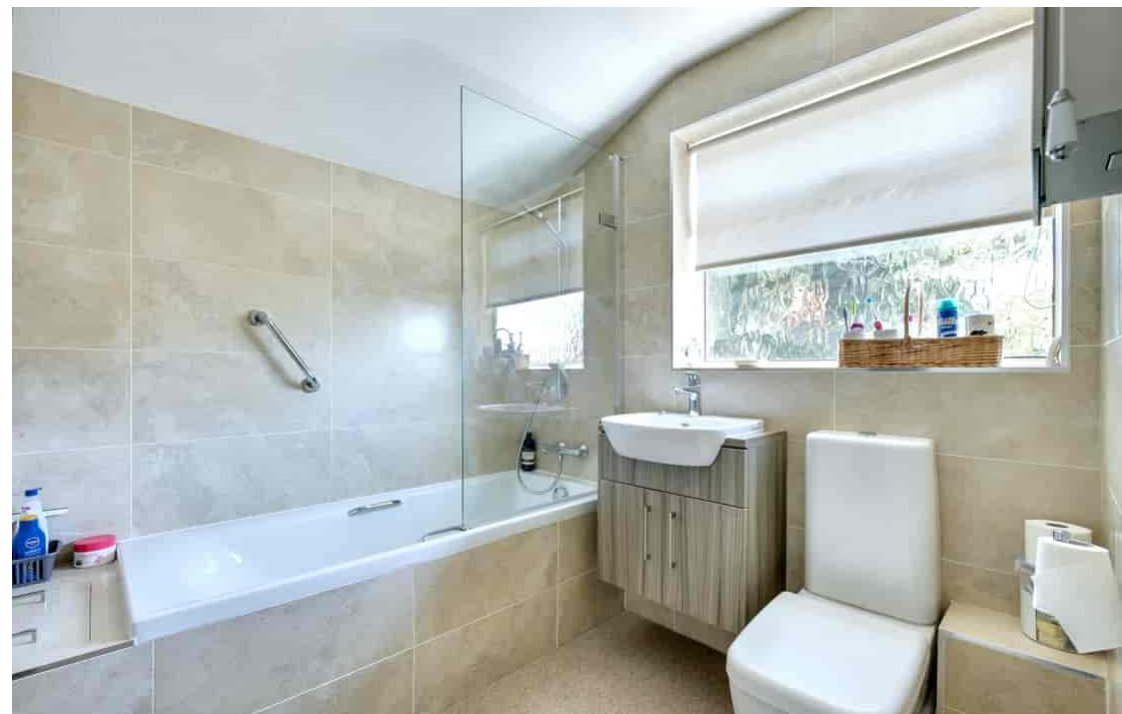
- Detached Family Home
- Spacious Reception Hall
- Three Bedrooms
- 50' x 50' Front Garden With Garage & Driveway
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Family Bathroom
- 85' x 50' Southwest Facing Rear Garden







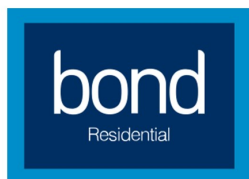




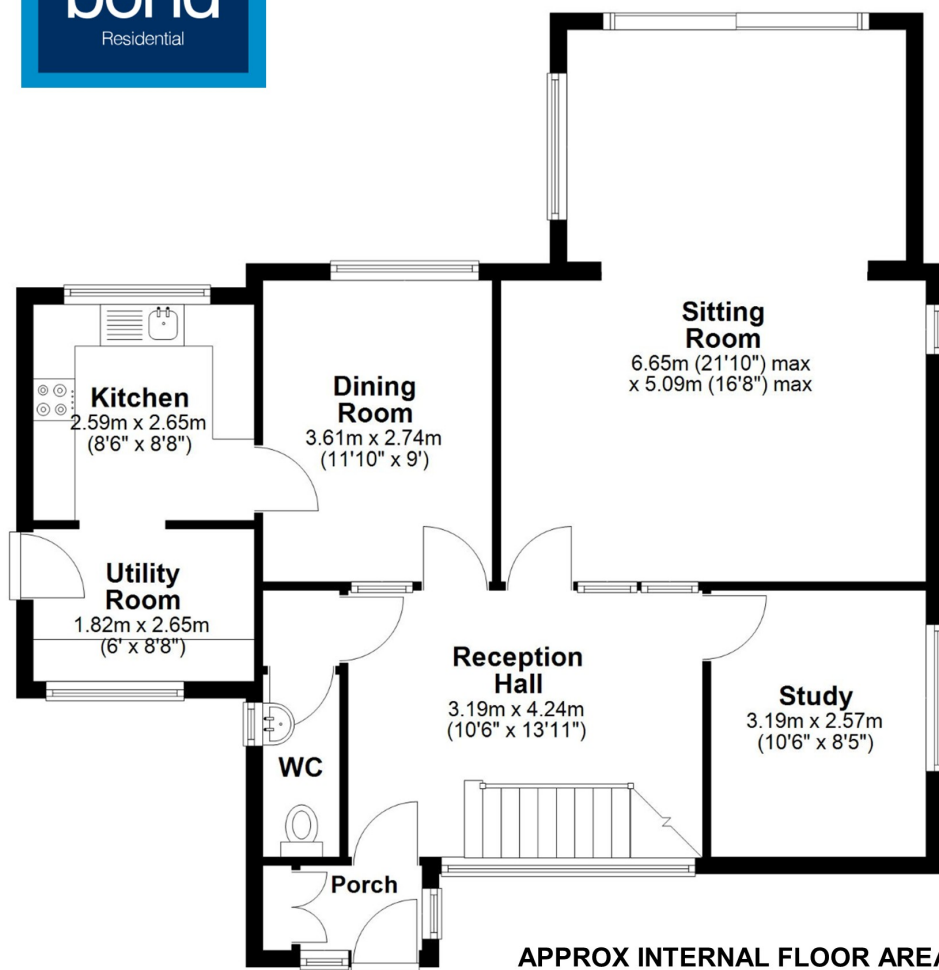








## Ground Floor



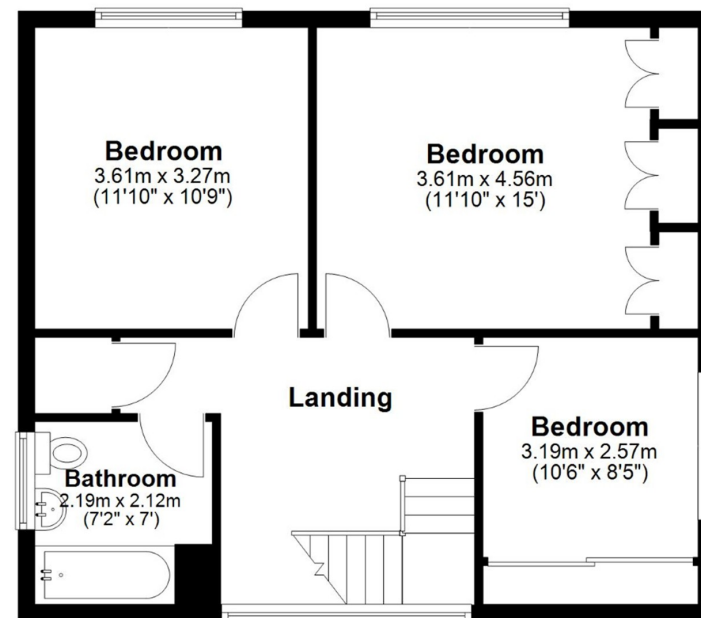
**APPROX INTERNAL FLOOR AREA 137 SQ M (1470 SQ FT)**

**OUTBUILDING 12 SQ M (130 SQ FT)**

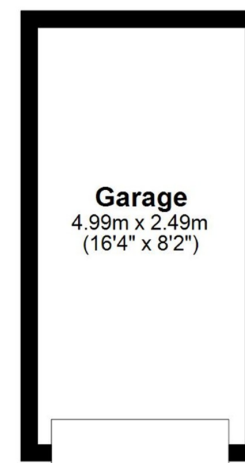
This floorplan is for illustrative purposes only and is  
**NOT TO SCALE** all measurements are approximate  
**NOT** to be used for valuation purposes.

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## First Floor



## Outbuilding



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Chelmsford, Essex, CM2 0PD  
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**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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