



135 Baddow Hall Crescent, Chelmsford, Essex, CM2 7BU

- THREE BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN/DINING ROOM
- 19FT LOUNGE
- SHOWER ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LARGE L-SHAPED REAR GARDEN MEASURING APPROXIMATELY 130FT IN DEPTH X 50FT MAX WIDTH
- DETACHED HOME OFFICE/HOBBIES ROOM
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Located within the popular area of Great Baddow, is this well presented three bedroom detached bungalow. The accommodation comprises of a 19ft lounge to the rear, a 22ft refitted open plan kitchen/dining room, a fitted shower room and three bedrooms. The property further benefits from gas central heating, double glazing, a driveway providing off road parking, a large mature L-shaped rear garden that measures approximately 130ft in depth by 50ft maximum width and there is also a detached home office/hobbies room. (Council Tax Band - D)

Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. Baddow Hall infant and junior schools are located within 0.5 miles of the property, the Sandon School is situated circa 0.4 miles from the property and Great Baddow High school is just under 2 miles from the property. The Vineyards shopping centre provides a number of day to day amenities and is within walking distance or a short bus journey. Shopping facilities include; Co-op supermarket, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Nearby Maldon Road provides a local farm shop which sells fresh fruit and vegetable produce from local farms. A regular bus service runs from Longmead Avenue (a short walk from the property) and Sandon Park and Ride is located approximately 0.9 Miles walking distance which provides access to Chelmsford City Centre and it's mainline train station which provides a direct service in Stratford and London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. 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.



ROOM DESCRIPTIONS

Property Information

(with approximate room sizes)

Entrance door leads into the entrance porch.

Entrance Porch

8' 4" x 5' 4" (2.54m x 1.63m)

Door to rear garden and door into the entrance lobby

Entrance Lobby

7' 5" x 7' 3" (2.26m x 2.21m)

Two separate cupboards that house the gas boiler and electric fuse box, access to the entrance hall.

Entrance Hall

Loft access, doors leading to the refitted kitchen/dining room, three bedrooms and shower room.

Shower Room

Independent shower cubicle, low level wc, wash hand basin, heated towel rail, extractor fan, obscure double glazed window to side.

Bedroom One

10' 10" x 10' 5" (3.30m x 3.17m) plus bay

Double glazed bay window to front, double fitted wardrobes.

Bedroom Two

13' 1" x 10' 3" (3.99m x 3.12m)

Double glazed window to front, loft access.

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to side.

Refitted Kitchen/Diner

22' 3" x 12' 7" (6.78m x 3.84m) > 10'7

Fitted with a range of base and wall mounted storage cupboards, double glazed windows to side, integrated AEG double oven and induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated refuse bin, stainless steel sink unit, spotlights, double doors to lounge.

Lounge

19' 1" x 11' 2" (5.82m x 3.40m)

Double glazed window to rear, double glazed french doors that leads to the rear garden, gas feature fireplace.

Exterior

To the front of the property there is a driveway that provides off road parking. The L-shaped rear garden measures approximately 130ft in depth by a maximum of 50ft wide and commences with a patio area with the remainder being laid to lawn with a selection of flower, tree and shrub borders. There is an outside electrical sockets, outside tap, wooden shed and a detached home office/hobbies room.

Detached Home Office/Hobbies Room

14' 5" x 9' 11" (4.39m x 3.02m)

Power and light connected.

Services

All main services are connected.

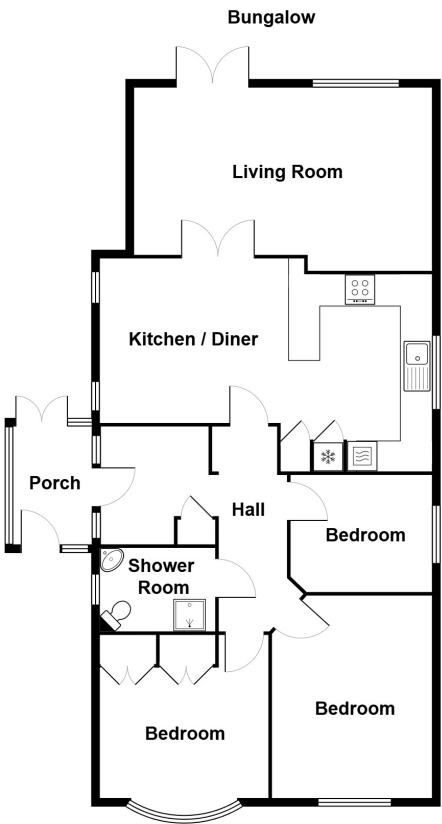
Viewings

By prior appointment with Balch Estate Agents on 01245 258866.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets or furnishings.

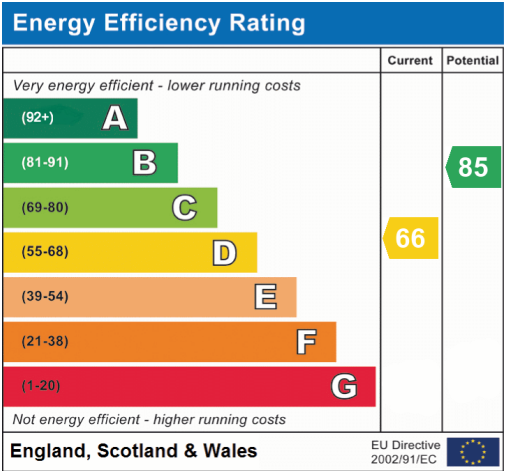
Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



Total Area: 92.7 m² ... 997 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Chelmsford
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