



Craiston Way, Great Baddow, Chelmsford, Essex, CM2 8ED

Council Tax Band E (Chelmsford City Council)

3 4 2

£675,000 Freehold

Situated in a quiet and highly regarded cul-de-sac, this well-proportioned four bedroom detached family home offers versatile living space arranged over two floors, ideal for modern family life.

The ground floor features a welcoming entrance hall leading to a generous sitting room with garden access, a separate formal dining room, and a well-appointed kitchen with direct links to the integral garage and workshop. A standout feature is the music room, offering excellent flexibility as a home office, playroom, snug or creative space. A convenient ground floor WC completes the layout.

Upstairs, the property provides four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. The bedroom accommodation is well balanced, making the home suitable for families, guests, or those working from home.

Externally, the property benefits from off-street parking, a garage, and the added bonus of a utility area/workshop, ideal for hobbies & storage. The cul-de-sac setting ensures a peaceful environment with minimal traffic — perfect for families seeking a quieter lifestyle.

#### Area Guide

Craiston Way is located within the ever-popular Great Baddow area, one of Chelmsford's most sought-after residential districts. The area is well known for its strong community feel, attractive streets, and excellent access to everyday amenities. Local shops, convenience stores, cafés, and takeaways are all within easy reach.

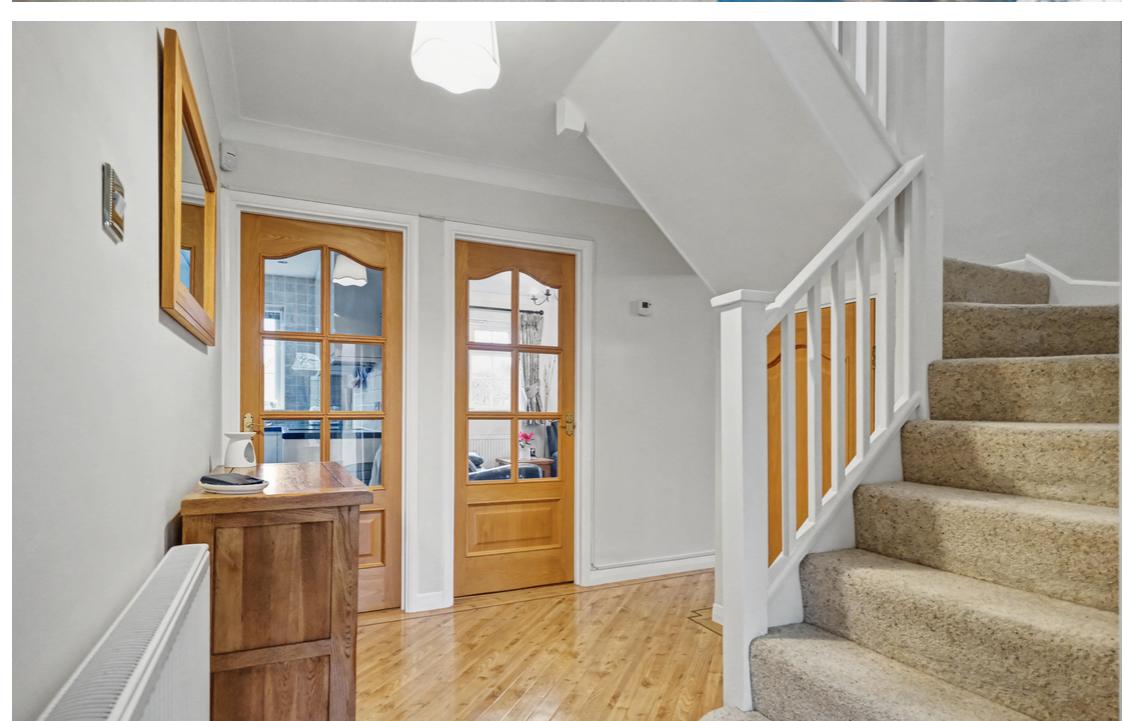
Green spaces are a real highlight, with Galleywood Common, Great Baddow Millennium Green, and scenic woodland walks all close by, offering excellent opportunities for walking, cycling, and outdoor leisure.

Transport links are strong, with regular bus services providing easy access into Chelmsford city centre, while Chelmsford mainline station offers direct rail services to London Liverpool Street (approximately 35 minutes). Road users benefit from convenient access to the A12, connecting quickly to London, Colchester, and the wider Essex area.

Families are particularly well served by schooling options. Nearby schools include Great Baddow High School, The Sandon School & Baddow Hall Primary School, all highly regarded and within close proximity. Chelmsford's selection of grammar and independent schools are also easily accessible.

- Four bedroom detached family home
- Spacious sitting room with garden access
- Versatile music room / home office / playroom
- Integral garage plus workshop
- Excellent access to local schools and amenities

- Quiet and desirable cul-de-sac position
- Separate dining room ideal for entertaining
- Principal bedroom with en-suite shower room
- Well-balanced and flexible internal layout
- Strong transport links to Chelmsford and London

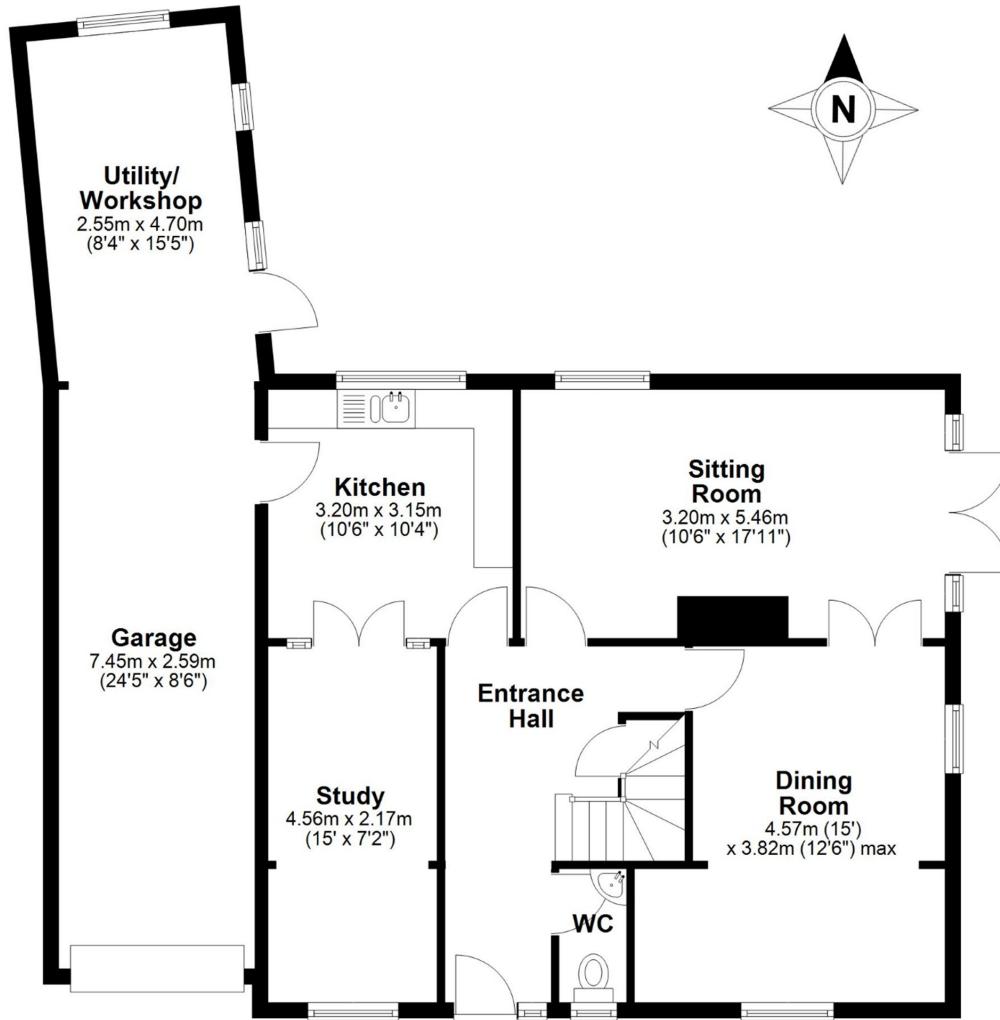




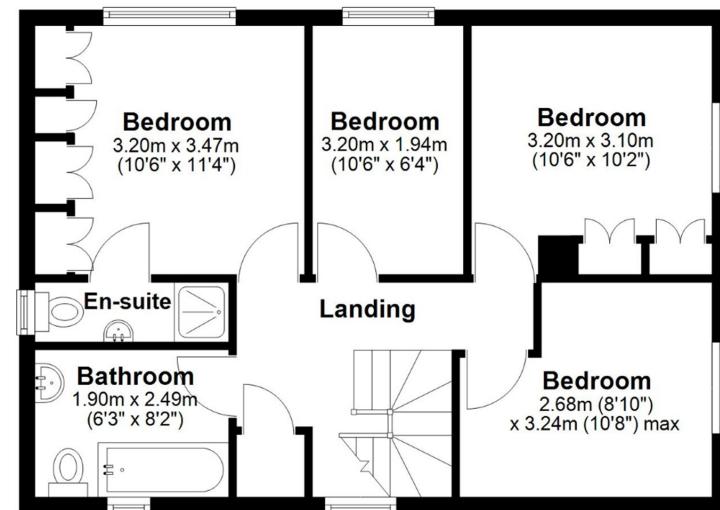




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 153 SQ M (1650 SQ FT) (Includes Garage & Workshop)**

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