



# 31 Maldon Road, Great Baddow, Chelmsford, Essex, CM2 7DN

- Three Bedrooms
- Grade II Listed
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Off Road Parking Space



## PROPERTY DESCRIPTION

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Being offered with no onward chain and having recently undergone various improvements by the present owners and conveniently located close to many shops and amenities is this Grade II listed house affording many delightful period features throughout. Accommodation is set over two levels, an entrance hall provides access to the living room, dining room and stairs rising to the first floor. The dining room provides access to the kitchen. To the first floor are three good size bedrooms and a spacious family bathroom.

Externally the property benefits from an off road parking for one car, a small patio area, external workshop/ store and an adjacent log store.

"The property was owned by the local Linn Family builders around the 1920's, who used to run a builders yard from the back of the property and behind the row of adjacent terraces (see old photo with the builders yard sign present at the front of the drive); this may explain the way the 3 cottages have flying freeholds! Mr Linn senior is believed to have built the original wooden culvert which took the stream under the high street early in the 19th Century. The deeds still have the builders right to use the water from the outhouse!"

The property is located adjacent from the Vineyards shopping precinct, which offers excellent day to day shopping facilities including Co-op supermarket, pharmacy, post office, butchers, bakers and greengrocers. Adjacent library and nearby doctors surgery. There is a range of restaurants and bars in the village itself, along with Baddow recreation ground with Millennium Centre. Bus routes connect from immediately outside the Vineyards precinct to Chelmsford City Centre and main line rail station with services to London Liverpool Street.

Great Baddow offers primary, secondary schools and local shops as well as regular bus services to the city centre. Schools in the area include Baddow Hall Infants, Great Baddow High & Sandon Secondary. There is also Sandon Park & Ride service in to Chelmsford City Centre and train station. Chelmsford offers some of the most highly regarded grammar schools in the UK and a thriving City Centre which boasts comprehensive shopping facilities and includes the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 35 minutes.



## ROOM DESCRIPTIONS

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### Property Information

(WITH APPROXIMATE ROOM SIZES)

Entrance door provides access to;

### Entrance Hall

Stairs rising to first floor, access to living room and dining room.

### Living Room

10' 8" x 10' 10" (3.25m x 3.30m)

Sash window to front aspect, log burner.

### Dining Room

8' 4" x 10' 9" Max (2.54m x 3.28m)

Sash window to front aspect, under-stairs storage cupboard, access to;

### Kitchen

6' 3" x 8' 4" (1.91m x 2.54m)

Window and door to rear aspect, Range of matching wall and base units with inset sink and drainer, space for oven and integrated microwave.

### First Floor landing

Access to the three bedrooms and bathroom.

### Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

Sash window to front aspect

### Bedroom Two

11' 1" Max x 10' 9" Max (3.38m x 3.28m)

Sash window to front aspect, cast iron feature fire place.

### Bedroom Three

9' 3" x 8' 6" (2.82m x 2.59m)

Sash window to rear aspect, storage cupboard, loft access,

### Bathroom

9' 9" Max x 8' 5" (2.97m x 2.57m)

Sash window to rear aspect, suite comprising low level WC, pedestal wash hand basin, paneled bath with shower attachment over.

### Exterior

The property is approached from the front via a fenced, paved area. To the rear a shared driveway provides access to a workshop / store, log store and small courtyard and parking for one car.

### Agents Note

Property Tenure - Flying Freehold

The property benefits from gas central heating Council Tax Band - B

Broadband - BT Fibre and Sky available.

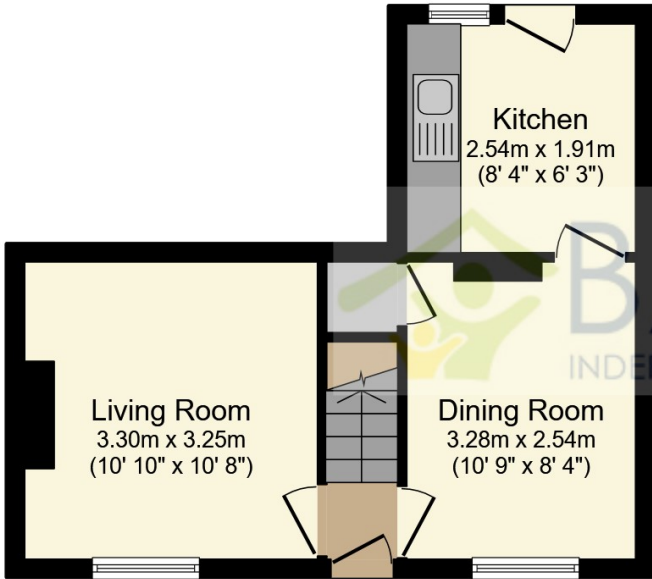
### Viewings

By prior appointment with Balch Estate Agents.

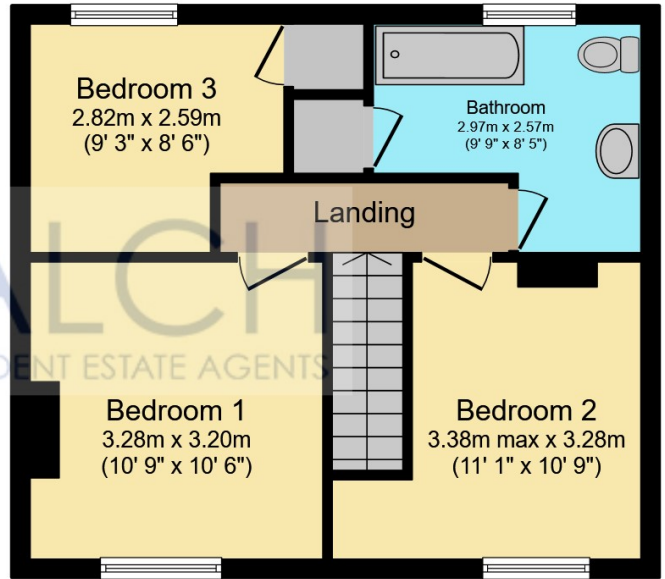
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN



**Ground Floor**



**First Floor**

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