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# Canford Close, Great Baddow

**WN**  
PROPERTIES



# Canford Close Great Baddow

£485,000

This charming two-bedroom detached bungalow is ideally located in a quiet cul-de-sac off Chelmerton Avenue, just 0.5 miles from the Vineyards shopping centre in Great Baddow and 1.5 miles to Chelmsford town centre. The accommodation requires some modernisation and offers a comfortable layout, comprising; lounge with views overlooking the garden, kitchen/diner, two bedrooms and a bathroom with WC. The rear garden features a cottage-style design and enjoys a southerly aspect, making it a bright and inviting space. Additionally, the property benefits from an attached garage. This property is offered with no onward chain. (EPC C)





### Entrance Hall

Built in coat/storage cupboard and built in linen cupboard. Window to front and wood panelled doors to;

### Lounge 17' 11" x 11' 11" (5.46m x 3.63m)

Feature brick fire surround and hearth. Sliding patio doors overlooking and leading to the rear garden.

### Kitchen/Diner 18' 1" x 11' 0" (5.51m x 3.35m)

Triple aspect with windows to front and rear and glazed door to side. Wood fronted base and wall cupboards incorporating split level oven and gas fired hob with integrated extractor above. Space for washing machine and fridge/freezer. Further fitted base and wall mounted display cabinets. Wood burner with brick surround and hearth.

### Bedroom One 13' 5" x 11' 4" (4.09m x 3.45m)

Attractive room overlooking the garden via window to rear.

### Bedroom Two 11' 0" x 8' 0" (3.35m x 2.44m)

Window to front aspect.

### Bathroom

In need of modernisation. Light pink coloured suite with panel enclosed bath, wash hand basin and WC. Tiled walls and window to front aspect.

### Externally

The open-plan front garden is predominantly laid to lawn made up of part possessory titled land and part Essex Highways, the remainder of the garden consisting of a shingled driveway and pathway with gates either side of the bungalow to the rear garden. A further fenced front garden area with shrub beds and shrub borders leads to the rear garden. To the rear is a cottage courtyard style garden commencing with a paved patio area leading to a shingled area with established shrub borders and fence surround. Behind the garage is an area for a garden shed and a pedestrian door leads to the garage.

### Garage 18' 1" x 8' 1" (5.51m x 2.46m)

Up and over door. Power and light connected. Wall mounted gas fired boiler fitted in 2021, butler sink, window to rear and pedestrian door to garden.

### Agents Note

Interested parties are advised that in accordance with Section 21 of the Estate Agents Act 1979, the vendor of this property is connected by marriage to an employee of WN Properties.

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Council Tax Band E

148 Hutton Road  
Shenfield  
Essex CM15 8NL

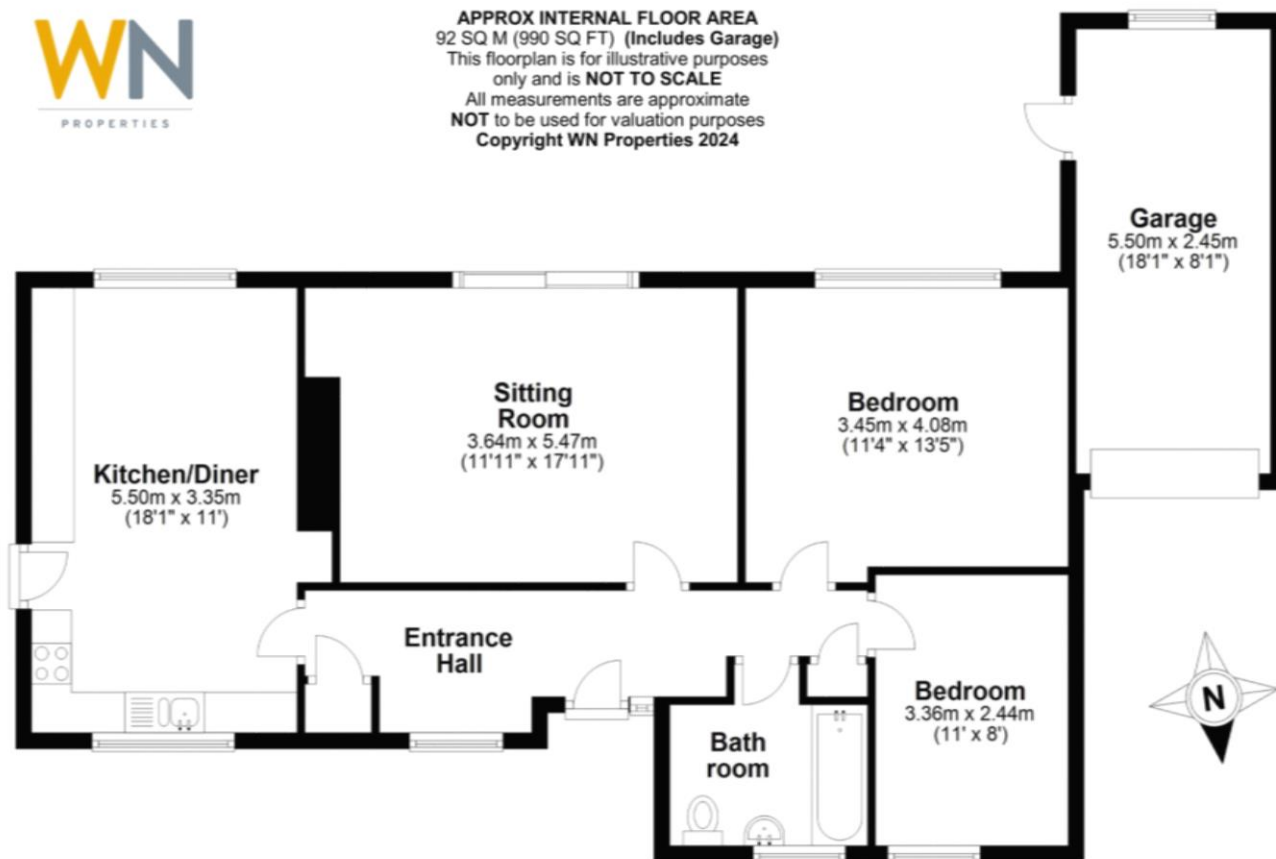
01277 225191

admin@wnproperties.co.uk

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**APPROX INTERNAL FLOOR AREA**  
92 SQ M (990 SQ FT) (Includes Garage)  
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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