



71 Galleywood Road  
Great Baddow | Chelmsford | Essex | CM2 8DN

FINE & COUNTRY



# KEY FEATURES

71 Galleywood Road

Step inside this substantial newly built home (2022) and you immediately enter the vaulted entrance hall, which has a feature chandelier and gives access to the downstairs cloak room, playroom/ tv room, sitting room and has double doors leading onto the most amazing open plan kitchen/ family room which benefits from huge glazed retractable doors which open up on to the rear patio. There is a well fitted modern kitchen with large central island finished with a quartz top, and a concealed walk-in larder. To the rear of the kitchen/ family room is a study, and there is also a utility/ laundry room with an external door leading outside.

The first floor is accessed via an oak staircase leading onto the upper landing. The accommodation on this floor includes four double bedrooms; the master suite also featuring a walk-in wardrobe, and ensuite shower room with dual wash basins. Bedrooms two and three both feature ensuite shower rooms with high quality sanitary wear and showers. The fourth bedroom is also a double bedroom and there is a separate family bathroom featuring a stunning 'stand alone' bath.

Step outside, and to the rear you will see that the property enjoys an extensive garden which is largely laid to lawn. The total plot measures to over 0.44 acres with much of this taken up by the garden. To the front is a large gravel driveway which is capable of holding multiple vehicles.

Located on Galleywood Road, Great Baddow; the area is popular with families due to the many highly regarded schooling facilities and the close proximity to adjoining countryside and open spaces. Great Baddow is peppered with many fine Grade II listed buildings, churches and public houses and is within a short distance of Chelmsford city centre which has a large choice of shopping, leisure and schooling facilities. The property is a short drive to join the A12 which connects much of Essex, and the mainline railway at Chelmsford is also a short drive or longer walk away with direct trains into the city of London.



























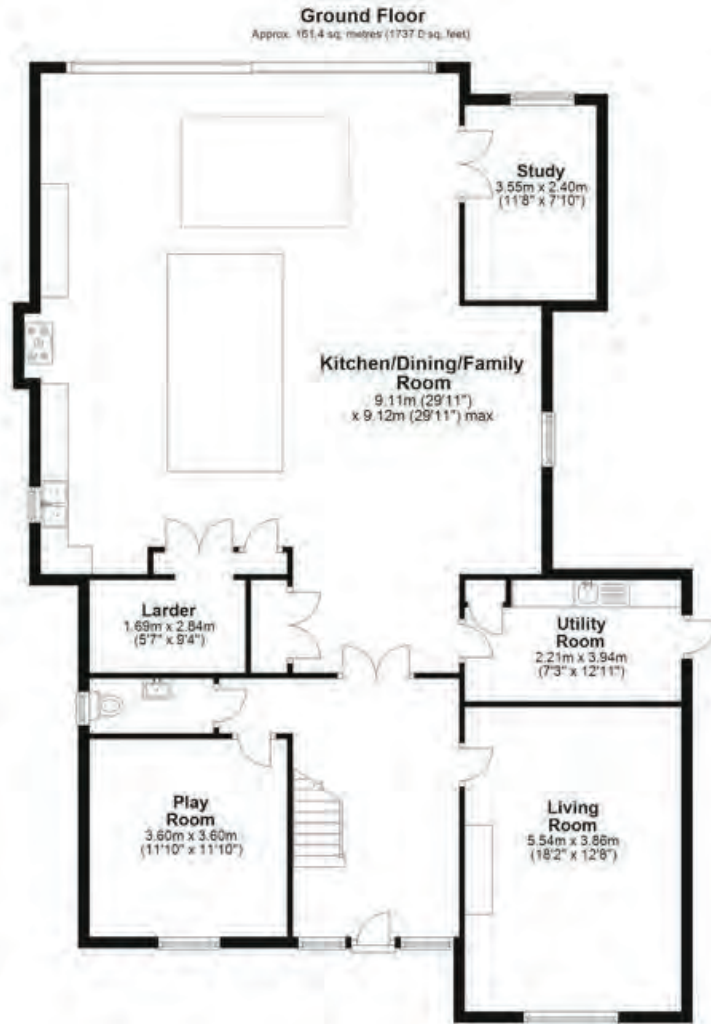












Total area: approx. 271.6 sq. metres (2923.1 sq. feet)

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Council Tax Band: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 11.10.2023





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