



High Pastures, Little Baddow, CM3 4TS
OIRO £325,000 Freehold



High Pastures, Little Baddow

2 Bedrooms OIRO £325,000

- RETIRMENT BUNGALOW
- SELECT DEVELOPMENT OF FOUR
- SITUATED WITHIN 0.5 ACRE GROUNDS
- TWO BEDROOMS
- SPACIOUS LOUNGE & DINER
- FITTED KITCHEN
- ALLOCATED PARKING
- NO ONWARD CHAIN

PROPERTY DESCRIPTION Introducing an excellent opportunity to acquire this spacious retirement bungalow featuring two spacious bedrooms, nestled at the end of a pleasant cul-de-sac, in a desirable village location amidst half an acre of communal grounds. This property is offered for sale with **NO ONWARD CHAIN** and is one of only four bungalows within this select development.

The interior offers a spacious entrance hall, with a comfortable good size lounge and dining area with patio doors that open onto the paved patio and delightful communal garden area. Additionally, there is a well-appointed kitchen with appliances, two bedrooms with ample built-in storage wardrobe cupboards, and a bathroom/wc complete with a shower over the bath. The bungalow benefits from electric heating and grants the right to park on the driveway. To the rear is a are delightful gardens, with paved patio immediate to the property, overlooking a large lawn expanse with mature shrubs and trees as a backdrop, providing screening and privacy.

There is a useful side gate providing access from the garden



to the driveway and front of the property.
As per the lease agreement, female residents must be aged 60 or above, while male residents must be 65 or above.

LOCAL AREA

Nestled at the end of an exclusive private road just off The Ridge, this property occupies a coveted location in the charming village of Little Baddow. Surrounded by a handful of spacious detached homes, this area is highly sought after. Little Baddow boasts a vibrant community and is ideally positioned between Danbury to the South and Hatfield Peverel to the North, with a main railway link to London Liverpool Street. Nature enthusiasts will delight in the abundance of picturesque walking trails, as the village is enveloped by open countryside and managed woodland. Access to these natural wonders is conveniently situated at the end of the road, with much of the surrounding area protected by the Essex Wildlife Trust and the National Trust.

Within the village of Danbury, residents can find convenient amenities, including a local co-op supermarket, welcoming pubs, and a parish church, medical centre, dentist, vets, and a sports and social centre. Chelmsford City is around 6 miles reached via car or park and ride from Sandon, offering mainline station, an extensive range of shopping and leisure activities.

LEASE INFORMATION

Lease - Will be renewed to 99 years on Legal Completion

Lease obligation purchaser must be 60 years or over for female residents or 65 years or over for male residents

Ground Rent - £120 Per Annum.

Ground Rent Review Period - Every 33 years

Service Charge from April 2024 £776 pa.

Service Charges are reviewed annually.

ROOMS AND SIZES

HALLWAY 7' 9" x 9' 9" (2.36m x 2.97m)

LIVING ROOM 11' 9" x 19' 11" (3.58m x 6.07m)

KITCHEN 6' 8" x 9' 10" (2.03m x 3m)

BEDROOM ONE 9' 10" x 16' 0" (3m x 4.88m)

BEDROOM TWO 7' 10" x 9' 10" (2.39m x 3m)

BATHROOM 6' 6" x 6' 3" (1.98m x 1.91m)

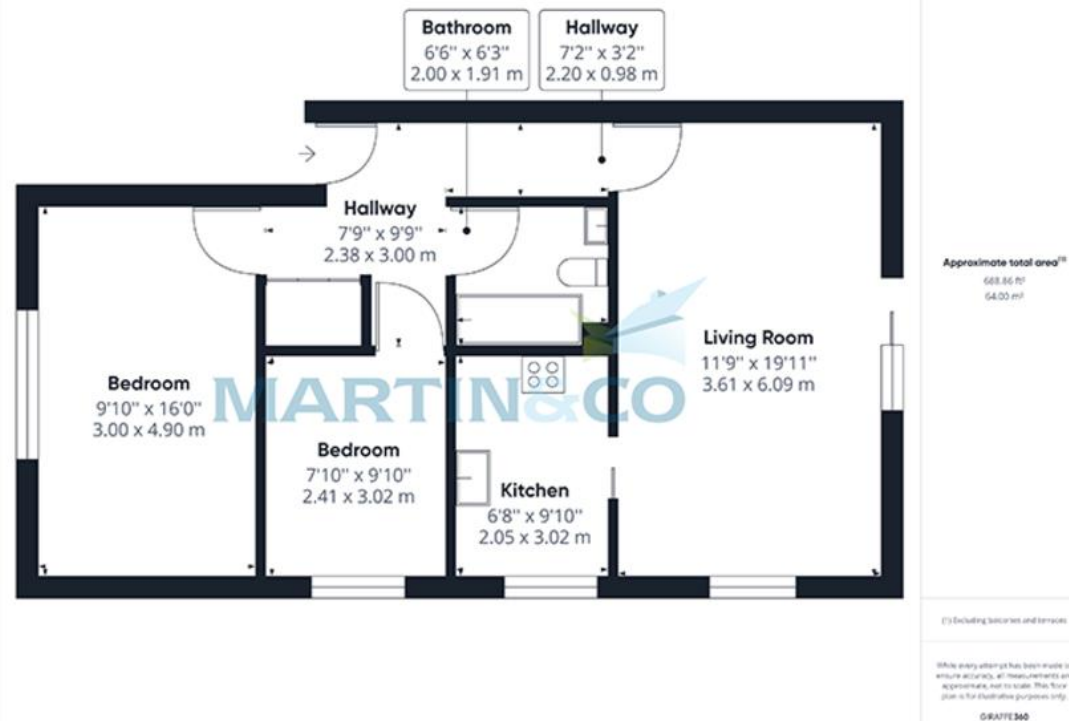


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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