



47 Maldon Road, Chelmsford, CM2 7DN

£240,000

\*\* NO ONWARD CHAIN \*\* A charming Grade two listed cottage situated in the heart of Great Baddow village. The property enjoys warm and cosy accommodation throughout and retains original features which include exposed beams, feature fireplaces, sash windows and cottage style internal doors with wrought iron fittings. It has a good size recently landscaped rear garden and an insulated timber constructed studio. Ground floor: SITTING ROOM AND KITCHEN. First floor: DOUBLE BEDROOM, MODERN SHOWER ROOM WITH WHITE SUITE AND STUDY/HOBBY ROOM. It has gas radiator heating.

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**LOCALITY INFORMATION**

The property is located a short walk away from the Vineyards shopping parade which include a Coop store, bakers, butchers, newsagents, Greggs and coffee shop. The A12 is a couple of minutes drive away and offers access to London's M25. There are regular bus services in to Chelmsford city centre close by and park and ride scheme at Sandon which is within walking distance. There are excellent schools in Baddow and also at Sandon.

**ACCOMMODATION COMPRISSES**

Solid wood entrance to sitting room.

**SITTING ROOM 11'4" x 11'2" (3.46 x 3.42)**



A cosy room with the focal point being the feature cast iron fireplace with tiled inset and hearth, sash window to front, open floorboards, shelved ornamental recess, radiator, pine door to kitchen.

**REVERSE VIEW****ADDITIONAL VIEW**

**COTTAGE STYLE KITCHEN 10'10" x 5'9" (3.31 x 1.77)**



Circular stainless steel sink and drainer, range of wooden butchers block style worktops with soft close drawers and cupboards below, original ceiling beams, wall mounted Worcester gas boiler, window to rear, stairs to first floor and door to rear garden.

FURTHER VIEW



REVERSE VIEW



LANDING

Pine doors to master bedroom, study/hobby room and shower room.

MASTER BEDROOM 10'11" x 6'7" (3.33 x 2.02)



Feature cast iron fireplace, radiator, built in wardrobe, sash window to front.

STUDY/HOBBY ROOM 9'10" x 5'5" (3.02 x 1.66)



Radiator, sky light window and further small window overlooking the rear garden.

### MODERN SHOWER ROOM



### REAR ELEVATION



White suite comprising low level wc with push button flush, wash hand basin, double width shower unit, continental style heated towel rail. extractor fan, large wall mirror, tastefully tiled walls.

### FRONT GARDEN

The front garden is designed for low maintenance being stoned and paved and enclosed by wrought iron railings. There is side access and a gate in to the rear garden.

### LANDSCAPED REAR GARDEN



The garden has recently been landscaped for low maintenance. The main area is stoned and there are various wood chip bedding areas and a concrete patio to the lower right hand corner. There are fenced boundaries.

### OFFICE 13'2" x 9'8" (4.03 x 2.96)



The insulated office is timber constructed, power and light connected and cold water supply.

USEFUL STORAGE AREA BEYOND



LOW MAINTENANCE BORDER



OFFICE INTERNAL



STEPS DOWN TO KITCHEN DOOR



ELECTRICS AND PLUMBING CONNECTED



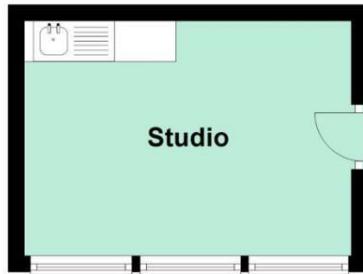
OUTSIDE TOILET

There is a functioning outside toilet near to the rear of the property.

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## Outbuilding



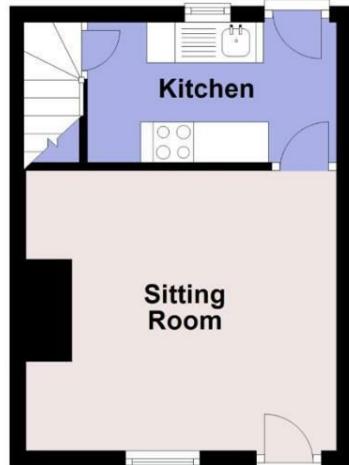
## Outbuilding



## First Floor

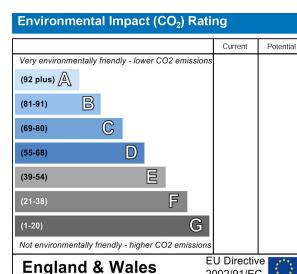
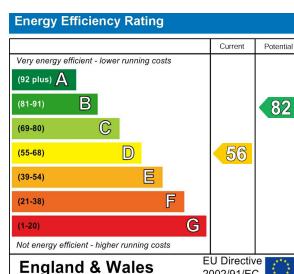


## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
41 SQ M (440 SQ FT)  
**OUTBUILDINGS** 12 SQ M (130 SQ M)  
**TOTAL** 53 SQ M (570 SQ FT)

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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