

Paul Mason Associates



Greenland Gardens, Great Baddow, Chelmsford, CM2 8ZF

Offers in excess of £550,000

- Detached Family Home In Desirable Area
- Three Bedrooms
- Master Bedroom With En-Suite Shower Room
- Stylish Open Plan Kitchen / Dining Room To Rear
- Ground Floor Cloakroom
- Lounge With Bay Window
- Elevated Position With Landscaped Front and Rear Gardens
- Detached Garage Plus Parking
- Immaculate Condition Throughout
- Desirable Location With Easy Access To Sandon Park & Ride

This modern, stylish property sits in an elevated position with an abundance of architectural planting to the front aspect. Inside the home, the property has been much improved, especially the reconfiguring of a wonderful Kitchen / Dining Room that now opens out onto the South facing landscaped rear gardens. The lounge is dual aspect, creating a light and airy feel plus benefitting from a bay window with plantation shutters. The first floor offers an en-suite to master bedroom, and the two further bedrooms are serviced a wonderful family bathroom.

Positioned just off Galleywood Road, the property has easy access to the Sandon Park & Ride and A12 beyond, providing easy access to both the North & South of Chelmsford. Great Baddow itself, offers a good selection of shops, pubs and restaurants, plus a selection of reputable schools, whereas Chelmsford City centre offers a wider range of recreational facilities if so desired, along with a mainline railway service to London.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	74		
	85		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



## DISTANCES

Chelmsford Train Station: 2.4 miles  
Great Baddow High School: 1.1 miles  
King Edward VI Grammar School: 2.9 miles  
Chelmsford County High School: 3.2 miles  
Sandon Park & Ride, plus A12: 1.7 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Entered via a modern door, stairs to first floor, smoke detector, radiator with cover, understairs storage cupboard, tiled flooring and smooth ceiling.

#### Cloakroom

Opaque DGW to front, LLWC, vanity wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling.

#### Lounge

Entered via a modern glazed door, this room is light and airy with a window to side, plus a bay window to the front aspect overlooking the landscaped front gardens. There is also a modern flame effect fireplace, radiators, television and telephone points, wooden flooring and smooth ceiling.

#### Kitchen / Dining Room

Entered via a glazed door, this delightful room has been reconfigured making it ideal for entertaining and it also opens onto the landscaped walled garden to the rear. The modern shaker style kitchen benefits from light granite work-surfaces which help to enhance the modern airy feel to this room. There is a butlers sink, electric double oven, 5 ring gas hob with extractor over, washing machine and tumble dryer, dishwasher fridge/freezer, television point, tiled flooring and smooth ceiling with sunken spotlights. French doors to patio and garden.

### FIRST FLOOR

#### Landing

Access to loft, airing cupboard, stoarge cupboard, carpet to floor and smooth ceiling.

#### Bedroom One

3.73m x 2.74m plus bay (12'2" x 8'11" plus bay)  
Bay window to front aspect, range of built-in wardrobes, radiator, television and telephone points, carpet to floor and smooth ceiling. Door to en-suite shower room.

#### Bedroom One En-Suite

Fully tiled, double shower unit, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and

smooth ceiling with sunken spotlights.

#### Bedroom Two

3.40m x 2.54m (11'1" x 8'3")  
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

#### Bedroom Three

2.84m x 2.29m (9'3" x 7'6")  
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

#### Family Bathroom

The modern bathroom suite is set in a marble effect room, comprising of roll top bath with central mixer and shower attachment over, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### GARDENS

Benefitting from an elevated position, the front of the property is approached via steps that lead up to front door, all set within landscaped gardens with a range of established modern planting.

The South facing rear garden has been designed for low maintenance and offers a wonderful entertaining space, with patio area and level lawn. The

walled garden is flanked with a low level border with architectural planting, and adjacent is a pathway that leads to the rear providing access to the garage and parking space. There is also exterior lighting and an outside tap.

### GARAGE & PARKING

The property benefits from a detached garage with power and lighting fitted and additional parking space.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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