



6 The Ryefield, Little Baddow , Essex CM3 4TR
O.I.R.O £1,400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

INCREDIBLE FAMILY HOME, IN QUIET NO THROUGH ROAD SETTING....Located in a highly desirable turning in the sought after village of Little Baddow, is this six bedroom family home. Offering versatile accommodation over two floors the property offers flexibility, should it be more reception rooms than bedrooms you require, all of which are offered in modern décor throughout and is ready for someone to simply sit back relax and enjoy. There are completely secluded southerly aspect rear gardens with a wealth of mature hedges and trees, whilst to the front is a large driveway and access to the properties garage. The area is incredibly desirable due to its easy access to fantastic local primary and secondary schools both state and private, and is also within the catchment area for Chelmsford's Grammar schools. Danbury village centre is also within easy reach and offers a selection of amenities, if that isn't enough Maldon Town centre is easily accessible as is Chelmsford city centre, which offers everything one would expect from a thriving city including its regular rail links to London Liverpool Street. Energy Rating C

FIRST FLOOR

- Bedroom One 17'3" x 14'3" (5.28 x 4.36)
- En Suite 6'7" x 5'1" (2.01 x 1.56)
- Bedroom Three/Mezzanine 11'6" x 7'10" (3.52 x 2.41)
- Bedroom Four 11'5" x 7'10" (3.50 x 2.41)
- Family Shower Room 5'1" x 4'6" (1.55 x 1.39)
- Landing 19'10" x 5'4" (6.05 x 1.64)

GROUND FLOOR BEDROOM AREA

- Bedroom Two 16'10" x 11'10" (5.14 x 3.63)
- Bedroom Five/Study 11'1" x 9'10" (3.38 x 3.01)
- Bedroom Six/Music room 9'10" x 9'6" (3.01 x 2.90)
- Family Bathroom 10'11" x 6'5" (3.34 x 1.97)
- Inner Lobby 13'3" x 5'4" (4.05 x 1.63)
- Entrance Porch 7'1" x 5'2" (2.18 x 1.59)
- Ground Floor W.C

Kitchen Dining Area 22'2" x 16'9" (6.77 x 5.11)

Utility Room 8'11" x 5'8" (2.73 x 1.75)

Family Room 16'9" x 11'10" (5.13 x 3.61)

Lounge 23'4" x 16'4" (7.13 x 4.98)

EXTERIOR

- Garage 20'2" x 8'0" (6.17 x 2.45)
- Garage/Studio 18'9" x 8'8" (5.73 x 2.65)
- South Facing Rear Garden
- Large Sweeping Driveway

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or

statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

