



Little Hylands, 2 North Hill, Little Baddow, Essex CM3 4TH  
£675,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in Little Baddow village, this spacious detached chalet bungalow boasts a stunning 130' x 46' mature southwest-facing garden. Offering flexible living with most bedrooms and living space downstairs, plus a master suite with ensuite upstairs & dressing room below. Features include well-proportioned reception rooms, a large kitchen/breakfast room, separate utility room, and ample off-road parking for five vehicles plus a garage. Close to Paper Mill Lock canal walks, Elm Green Preparatory School, and a short drive to Danbury village amenities. Energy rating E.

## ACCOMMODATION COMPRISING

### FIRST FLOOR

#### Master Bedroom 16'4 x 15' > 9'6 (4.98m x 4.57m > 2.90m)

Window to side. Three radiators. Velux window. Two eaves storage cupboard. Door to:-

#### Ensuite W.C

Close coupled WC. Pedestal wash hand basin. Fitted storage cupboards. Tiled splash back.

### GROUND FLOOR

#### Entrance Hall

Two obscure windows to front. Radiator. Airing cupboard housing hot water cylinder and shower pump.

#### Bathroom

Obscure window to front with 'Weru' exterior blinds. Radiator. Three piece suite comprising wash hand basin and W.C built into unit with cupboard below. Panel enclosed bath with wall mounted shower over. Tiled to walls.

#### Bedroom Four/Dressing Room 9'11 x 7' (3.02m x 2.13m)

Window to side with 'Weru' exterior blind. Radiator. Staircase to master bedroom.

#### Bedroom Two 13' x 9'11 (3.96m x 3.02m)

Window to rear with 'Weru' exterior blinds. Radiator. Range of fitted wardrobes and chest of drawer units.

#### Bedroom Three 10'11 x 9'11 (3.33m x 3.02m)

Window to front with 'Weru' exterior blinds. Radiator. Range of fitted wardrobes to one wall.

#### Bathroom Two

Velux window. Radiator. Four piece suite comprising close coupled W.C. Corner bath. Wash hand basin built into unit with cupboards below. Shower cubicle with wall mounted shower controls. Tiled floor

#### Lounge 20'3 into bay x 14' (6.17m into bay x 4.27m)

Bay window to rear. Two radiators. Wood burner style gas fire with brick surround and oak bressumer. French doors to side. Telephone & TV point.

#### Dining Room 14' x 8'8 (4.27m x 2.64m)

Obscure window to side. Radiator. Door to:-

#### Utility Room

Obscure window to side. Radiator. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor.

#### Kitchen/Breakfast Room 17'9 x 10'2 (5.41m x 3.10m)

Door to rear. Door to side with 'Weru' exterior blinds. Range of base and eye level units with inset 1 & 1/2 bowl sink unit. Tiled splash back. Space and plumbing for dishwasher. Integral oven with four ring gas hob above. Extractor over. Integral fridge.

### EXTERIOR

#### Rear Garden 130' x 48' approximately (39.62m x 14.63m approximately)

Paved patio seating area. Raised brick border. Large mature garden with various flowers and shrubs. Side access gate. Recessed side area for storage. Outside tap. Two timber storage sheds.

#### Garage 21'7 x 8'6 (6.58m x 2.59m)

Up and over door. Power and light connected. Sink unit. Fitted 'Ideal' classic boiler.

#### Front

Shingle driveway providing off road parking for five vehicles.

### 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.

