



Hollycroft Holybread Lane, Little Baddow , Essex CM3 4BP  
£650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £650,000 - £665,000. Set within a highly desirable location is this very good size detached family residence boasting accommodation totalling 1650 square feet (154 sq. metres). Little Baddow is a most favoured village surrounded by woodland, just north of Danbury with it's array of amenities, ideal for families. Elm Green Preparatory school and Paper Mill Lock Tea Rooms are each under a mile away. The ground floor living space is quite superb and includes a fantastic open plan kitchen and large conservatory. There is also a formal lounge and playroom/study. Upstairs there are four bedrooms and two bathrooms. Externally there is parking for 3-4 cars, garage and a private rear garden with a lovely sun terrace. Holybread Lane is a leafy country lane comprising of just large established detached homes. Energy rating E.

#### FIRST FLOOR

##### Master Bedroom 16'5 x 11'4 (5.00m x 3.45m)

Fitted furniture including two triple and one double wardrobes. Door to:

##### En-Suite

Suite including large shower cubicle.

##### Bedroom Two 11'9 x 11'2 (3.58m x 3.40m)

##### Bedroom Three 10'6 x 7'10 (3.20m x 2.39m)

##### Bedroom Four 12'3 x 8' (3.73m x 2.44m)

##### Family Bathroom

Suite including 'P' shaped shower bath.

##### Landing

#### GROUND FLOOR

##### Entrance Hall

##### Cloakroom

##### Lounge 19'1 x 11'3 (5.82m x 3.43m)

Large bow window to front and fitted woodburner.

##### Playroom/Study 11'3 x 9' (3.43m x 2.74m)

Open plan style to conservatory, door to lounge.

##### Kitchen 15'2 x 11'1 (4.62m x 3.38m)

A fully fitted kitchen featuring an Aga and central island unit. Open plan style to:

##### Conservatory 27' x 12' (8.23m x 3.66m)

A wonderful large conservatory currently used as a dining and sitting room and overlooking the rear garden.

#### EXTERIOR

##### Front

Approached via 5 bar gate and matching pedestrian gate. Parking for 3-4 cars. Access along both sides of the house to the rear.

##### Garage

Electric roller shutter door. Door to the kitchen.

##### Rear Garden

A lovely private rear garden featuring a large paved sun terrace.

#### Location Note

The village of Little Baddow is surrounded by Essex Wildlife Trust woods and heath land. Little Baddow is a thriving village with two public houses, a very highly regarded Preparatory School (Elm Green), a village hall, two long established churches and its own sports ground and clubhouse, which is home to a local cricket club in the summer months. Nearby Danbury, which also boasts an extensive range of local shops, amenities and schools (including Heathcote Preparatory School and nursery), is only five miles due east of the city of Chelmsford with it's excellent choice of facilities, including a bustling shopping centre, two outstanding Grammar Schools, a station on the mainline into London Liverpool Street and access onto the A12.

#### 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.

