



Jarvis Field, Little Baddow, Essex CM3 4TP
£500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within a small established turning within the most favored village of Little Baddow is this extended semi-detached family home. The property offers good size accommodation along with a private southerly facing rear garden. To the first floor are four bedrooms and a shower room. On the ground floor is a lovely triple aspect 23' lounge, dining room, cloakroom and a fitted kitchen. There is a door from the hall to the integral garage which lends itself for conversion to another room. subject to any consents required. Little Baddow is a picturesque village; less than a mile away is Paper Mill Lock and Tea Rooms. No onward chain. Energy rating D.



FIRST FLOOR

Bedroom One 12'x 9' (3.66mx 2.74m)

Window to rear and radiator. Wall to wall fitted wardrobes.

Bedroom Two 12' x 8' (3.66m x 2.44m)

Window to rear and radiator.

Bedroom Three 11'8 x 8' (3.56m x 2.44m)

Window to front and radiator.

Bedroom Four 11'7 x 10' (3.53m x 3.05m)

Window to front and radiator.

Shower Room/wc

Obscure glazed window to rear, radiator. Suite comprising large walk-in shower cubicle, wash hand basin and wc. Part tiled walls.

Landing

Window to front, access to roof space and loft ladder. Airing cupboard housing hot water cylinder. Stairs to ground floor.

GROUND FLOOR

Entrance Hall

Part glazed entrance door, radiator, under stairs storage cupboards. Doors to all rooms including the garage.

Cloakroom

Extractor fan, wash hand basin and wc, part tiled walls.

Lounge 23' x 12'9 (7.01m x 3.89m)

A lovely light triple aspect room. Two windows and double casement doors to the rear garden. Two double radiator. Feature fireplace, door to:

Dining Room 11'8 x 10' (3.56m x 3.05m)

Window to front and double radiator.

Kitchen 11'3 x 8'10 (3.43m x 2.69m)

Window to rear and door to the rear garden, radiator. Range of high gloss base and wall units, square edge laminate work surfaces. Built-in double oven, hob and extractor hood. One and half bowl sink unit. Integrated dishwasher.

EXTERIOR

Front

Lawn front garden, access along side the house to the rear garden. Driveway parking for two cars, however, the driveway could easily be extended to provide more spaces.

Garage

Up and over door, power and light, door to hall. Plumbing and space for a washing machine and tumble dryer. Water tap. Agents Note: Like many owners with integral garages, this garage lends itself for conversion to maybe another bedroom, study, play room or family room.

Southerly Facing Rear Garden

Patio leading to lawn garden, many shrubs. Water tap. Fencing to boundaries.

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

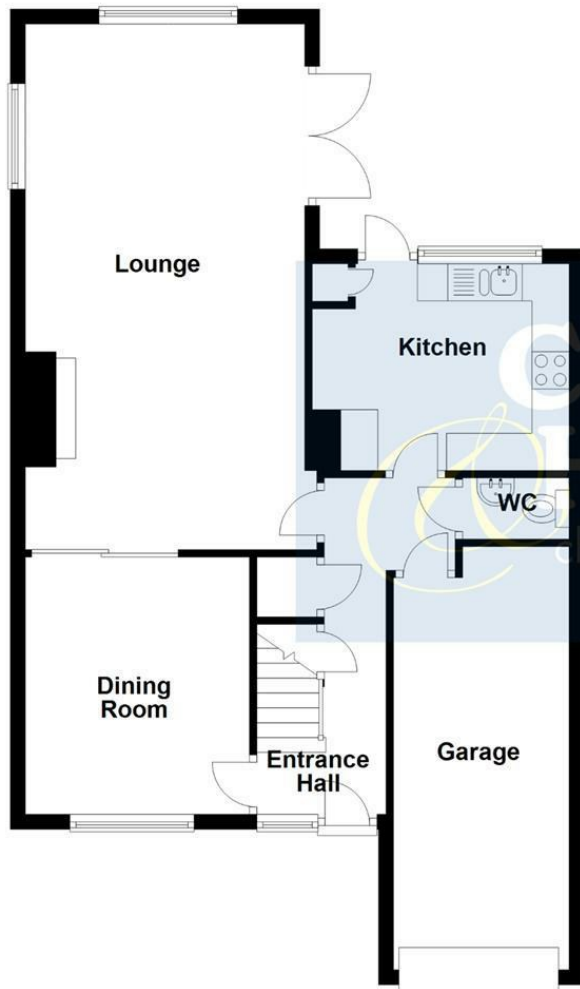
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.





Ground Floor



APPROX INTERNAL FLOOR AREA
125 SQ M 1347 SQ FT
INCLUDING GARAGE

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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First Floor

