



55 Spring Close, Little Baddow , Essex CM3 4TL  
£425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



OFFERING COUNTRYSIDE LIVING, YET ACCESSIBLE TO AMENITIES.... This well presented three bedroom semi detached residence is located in the highly desirable village of Little Baddow. Located in a non estate location facing onto established trees and just a short walk from the beautiful Paper Mill Lock. The accommodation on offer comprises three bedrooms and bathroom to the first floor, whilst to the ground floor is a lounge, kitchen diner with separate utility room and ground floor W.C. The property boasts impressive front and rear gardens, with a large off road parking area behind the property accessed via a lane just after the property. Little Baddow is within easy reach to the neighbouring village of Danbury which offers a wealth of amenities and fantastic local schools and is also easily accessible to Maldon & Hatfield Peverel. Energy rating D

#### FIRST FLOOR

Bedroom One 12'7" x 10'1" (3.85 x 3.08)

Bedroom Two 10'3" x 9'5" (3.14 x 2.89)

Bedroom Three 9'6" x 7'4" (2.91 x 2.26)

Family Bathroom 7'2" x 5'0" (2.20 x 1.53)

Landing 6'11" x 5'6" (2.13 x 1.69)

#### GROUND FLOOR

Entrance Porch 5'10" x 3'0" (1.79 x 0.92)

Entrance Hall 6'2" x 4'6" (1.90 x 1.39)

Lounge 13'7" mx x 12'6" (4.16 mx x 3.82)

Kitchen Diner 17'11" x 9'2" (5.47 x 2.81)

Rear Lobby - Utility 12'0" x 5'4" (3.68 x 1.65)  
Size includes W.C

Ground Floor W.C

#### EXTERIOR

Westerly Aspect Rear Garden

Parking Area To Rear

Large Front Garden

#### 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.

