



Silverwood Fir Tree Lane, Little Baddow , Essex CM3 4SS  
£1,195,000

**Church & Hawes**

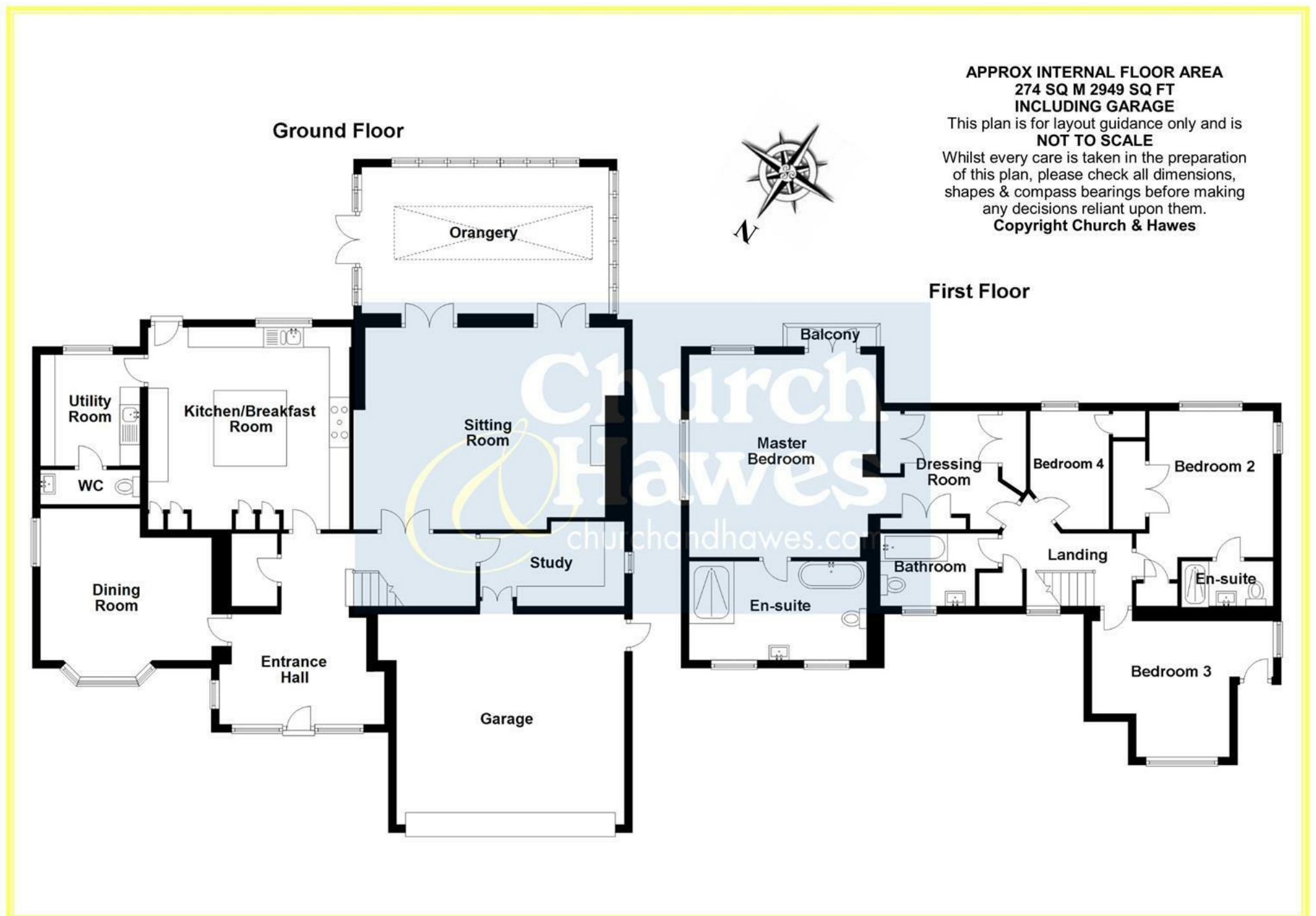
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated along one of Little Baddow's most favoured private lanes is this attractive executive home. Set within a National Trust area on a plot of a quarter of an acre, the property affords a wonderful southerly facing stocked garden. The property has undergone many improvements and is now presented to a very high order throughout.

Totalling just under 3,000 square feet, accommodation includes four bedrooms and three bathrooms to the first floor. The en-suite to the master bedroom has been completely re-modelled and provides a most luxury bathroom. On the ground floor is a large reception hall, lounge, dining room, study, fantastic fitted kitchen with feature island and a utility room. In addition there is a modern orangery with feature ceiling lantern.

Externally there is a parking for numerous vehicles, double garage and an approx. 110' rear garden. Danbury village centre with its many amenities is less than a mile away. Energy Rating C.





#### Location Note

Little Baddow is a most desired elevated village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust woodlands, conservation and areas of natural beauty. There is a wide range of schools in the district, both in the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. State schools include Danbury Park Community School (Outstanding by Ofsted) and St Johns C of E primary school.

Danbury village provides a good range of village stores as well as a library, dentists, doctors surgery plus a sports and leisure centre with a gym. A wider collection of shopping facilities can be found in the city of Chelmsford just 6 miles to the west. There are frequent direct trains to London Liverpool Street from the mainline station in Chelmsford as well as easy access to the national motorway network via the nearby A12 & A130. There is a bus stop ideal for school children use situated at the beginning on the lane on The Ridge.

#### FIRST FLOOR

##### Master Bedroom 17'2 x 13'8 (5.23m x 4.17m)

Dual aspect room with double doors to a Juliet balcony overlooking the rear garden.

##### En-Suite Bathroom

A most luxurious bathroom having recently been completely re-modelled. Four piece suite including a fantastic 'stand-alone' bath and large walk in shower cubicle. Fully tiled with electric under floor heating.

##### Dressing Room 10'6 x 10' (3.20m x 3.05m)

Three double wardrobes.

##### Bedroom Two 12' x 10'10 (3.66m x 3.30m)

Dual aspect room.

##### En-Suite

Modern three piece suite, fully tiled.

##### Bedroom Three 15' max x 10'7 (4.57m max x 3.23m)

Dual aspect room.

##### Bedroom Four 10' x 7'10 (3.05m x 2.39m)

Family Bathroom modern three piece suite, fully tiled. (modern three piece suite, fully tiled.)

##### Landing

Airing cupboard housing modern pressurised hot water cylinder.

#### GROUND FLOOR

##### Reception Hall 13'8 x 8'8 (4.17m x 2.64m)

A lovely spacious reception hall leading to most rooms.

##### Lounge 22'2 x 16'8 (6.76m x 5.08m)

Two double fully glazed doors to the orangery, fireplace with wood burner.

##### Orangery 21'8 x 12' (6.60m x 3.66m)

A wonderful purpose built orangery with a feature glazed ceiling lantern. Glazed to three sides offering views over the rear garden.

##### Study 12' x 6' (3.66m x 1.83m)

Fitted study furniture. Door to garage.

##### Dining Room 14'7 x 13'4 max (4.45m x 4.06m max)

Dual aspect dining room with bay window.

##### Kitchen Breakfast Room 16'8 x 1'6 (5.08m x 0.46m)

A most luxuriously appointed modern kitchen

featuring a large island unit. High gloss fitted units complemented with granite work surfaces. Appliances include oven, microwave combination oven with hot plate drawer, induction hob, extractor hood, wine cooler and an integrated fridge and freezer.

##### Utility Room 9'2 x 8'1 (2.79m x 2.46m)

Cloakroom  
EXTERIOR

##### Front

Driveway for numerous vehicles.

##### Double Garage 18'5 x 16'7 (5.61m x 5.05m)

Twin electric roller shutter doors. Vaillant gas fired boiler.

##### Rear Garden approx 110' (approx 33.53m)

South facing and completely private. Large patio leading to extensive lawn gardens.

#### 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.

