



North Hill, Little Baddow , Essex CM3 4TA
£775,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in a superb off-road position is this established detached three/four bedroom bungalow having undergone various recent improvements. The property offers versatile accommodation which includes a wonderful open plan kitchen, family and dining room and also three bathrooms. Externally, along with parking for numerous vehicles, there is a private courtyard style garden and also a rear garden which backs directly onto a small field. Energy rating D.



Entrance Porch & Hall

Bedroom One 15'5 x 9'8<15'3 (4.70m x 2.95m<4.65m)

En-Suite

Fully re-fitted with modern suite including large walk-in shower cubicle.

Lounge/Bedroom 18'8 x 15'5 (5.69m x 4.70m)

Dual aspect room with patio doors to private courtyard side garden.

Conservatory 11'2 x 10'1 (3.40m x 3.07m)

Family Bathroom

Fully re-fitted bathroom with modern suite.

Open Plan Kitchen, Family & Dining Room

Kitchen & Dining Area with Island & Aga, patio doors to rear garden: 22'6 x 13'8

Family Room: 15'4 x 13'8

Boot Room/Lobby

Door to courtyard side garden.

Inner Hall

Door to rear garden and doors to:

Bedroom 12'5 x 11'3 (3.78m x 3.43m)

Doors to rear garden.

Bedroom 11'5 x 8'7 (3.48m x 2.62m)

Shower Room

Large shower cubicle

Cloakroom

Re-fitted modern suite.

EXTERIOR

The property is approached via long lane off North Hill which leads to just two properties. Parking at the front for numerous vehicles. Low maintenance courtyard garden to side of the property and also a low maintenance garden to the rear backing directly onto an open field.

Little Baddow Area 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 (recently voted 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.

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.

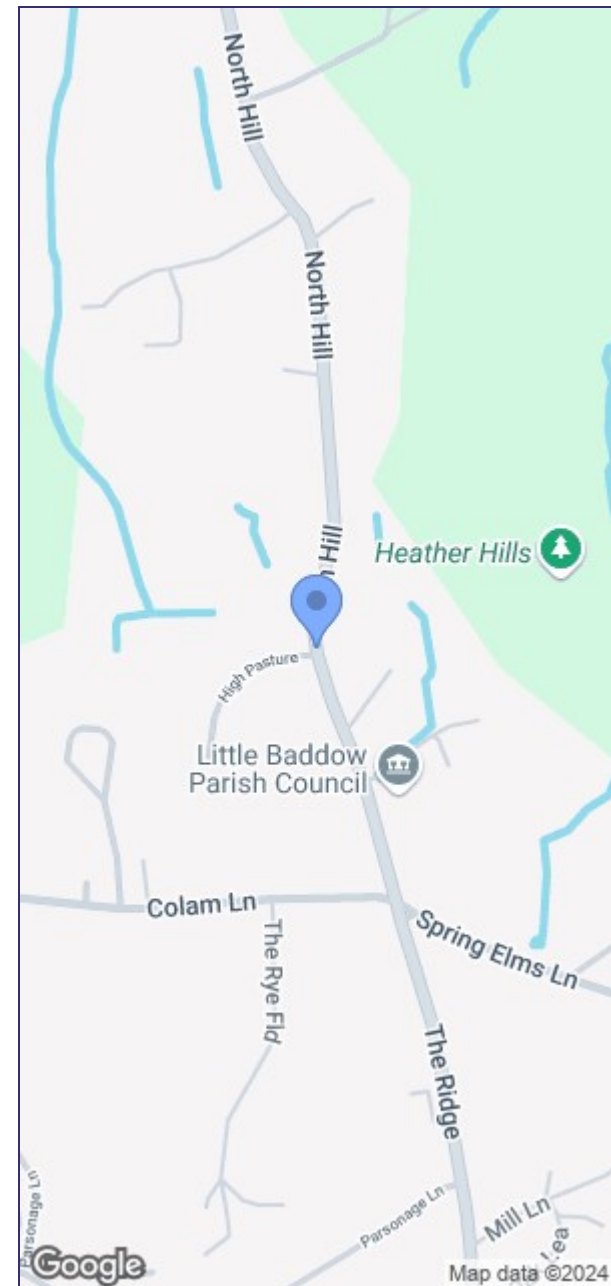
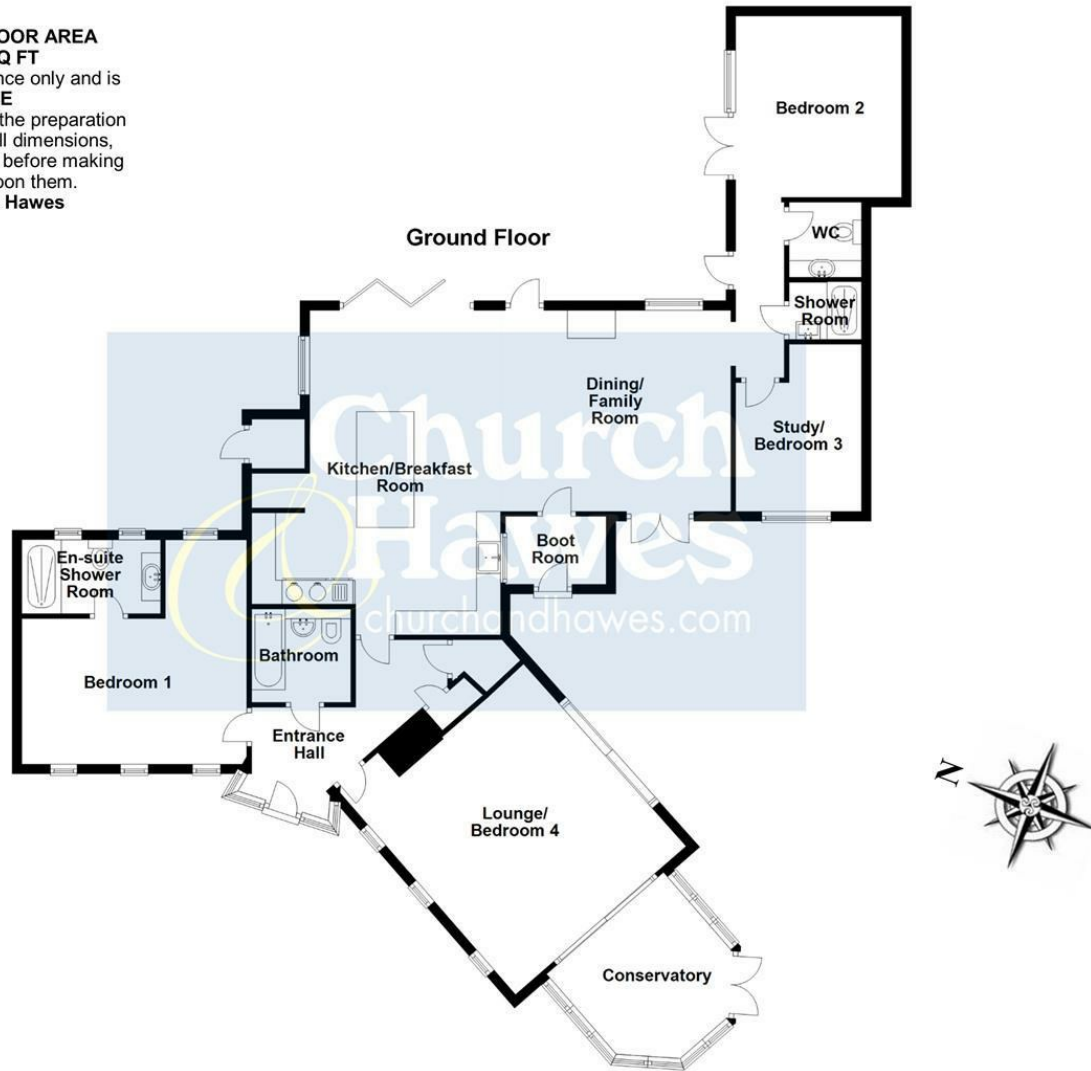




**APPROX INTERNAL FLOOR AREA
157 SQ M 1690 SQ FT**

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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MOTHERS ARE ANGELS