



Pipers Lodge Clarks Farm Road, Little Baddow , Essex CM3 4PH
Guide price £825,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £825,000 - £850,000... FIVE BEDROOM DETACHED IN ENVIABLE SECLUDED LOCATION.... Enjoying a plot just in excess of a fifth of an acre is this fantastic family home. Located in a wooded turning just off of 'The Ridge' Little Baddow, yet set within walking distance to Danbury village centre with all the amenities it has to offer. The accommodation is set over three floors and offers two double bedrooms with ensuite facilities to bedroom two on the second floor. To the first floor are three further bedrooms, with the master offering ensuite facilities, family bathroom and a lovely study area. To the ground floor is a W.C, two separate reception rooms and kitchen with separate utility room. The property offers potential for enlargement S.T.P.P and has garden to all sides offering a variety of options. There is also a detached double garage and drive for off road parking. Danbury & Little Baddow are incredibly desirable locations due to the fantastic local schooling on offer, as well as offering a wide variety of amenities, yet offering easy access to neighbouring towns, villages and Chelmsford city centre. Energy rating D

SECOND FLOOR

Bedroom Two 15'4" x 12'7" (4.68 x 3.86)
En Suite W.C & Sink

Bedroom Three 12'8" x 11'5" (3.87 x 3.50)

Landing

FIRST FLOOR

Bedroom One 18'4" mx x 12'10" (5.61 mx x 3.93)
Ensuite W.C & sink

Bedroom Four 13'3" x 8'11" (4.06 x 2.73)

Bedroom Five 11'10" x 7'3" (3.62 x 2.21)

Family Bathroom 8'10" x 6'8" (2.70 x 2.04)

Study Area 9'3" x 6'3" (2.83 x 1.93)

Landing 16'4" x 9'4" (4.99 x 2.85)

GROUND FLOOR

Entrance Lobby 6'9" x 6'2" (2.08 x 1.90)

Entrance Hall 10'3" x 9'3" (3.13 x 2.82)

Ground Floor W.C

Lounge 20'5" x 11'10" (6.24 x 3.62)

Dining Room 11'7" x 9'8" (3.54 x 2.97)

Kitchen 10'3" x 7'5" (3.13 x 2.27)

Utility Room 9'8" x 6'7" (2.96 x 2.02)

EXTERIOR

Double Garage 19'1" x 18'6" (5.83 x 5.65)

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.

