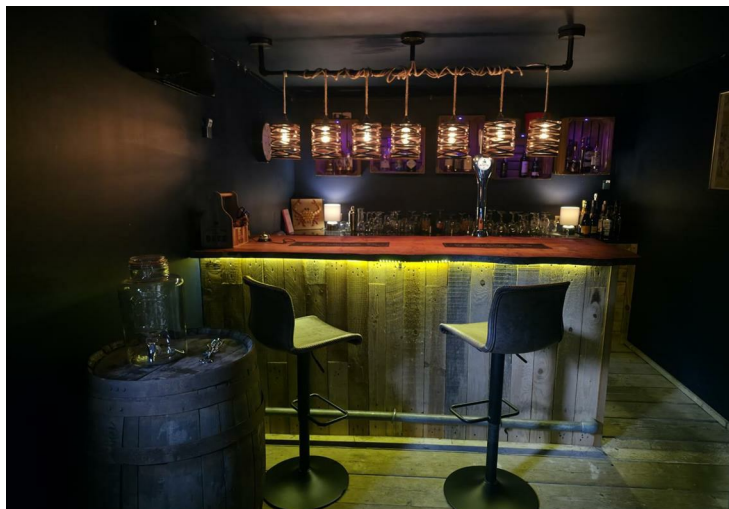




57 Little Baddow Road, Danbury , Essex CM3 4NT
Guide price £870,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £870,000 - £900,000. Set behind a beautiful wooded copse and therefore in a most private position off Little Baddow Road is this wonderful modern home. Having undergone extensive remodelling and improvements this property is now presented to a very high order and affords a fantastic specification. Along with excellent family accommodation there is also a large outbuilding currently used as a leisure and games room, but of course ideal for a variety of uses. Accommodation includes three first floor bedrooms, all with en-suite bathrooms. On the ground floor there is a superb open plan kitchen diner overlooking the rear garden, lounge, bedroom 4 /study, utility room and a boot room. Externally, along with plenty of parking there is an approx. 85' westerly facing rear garden. Energy rating C.

Danbury & Little Baddow are known for their National Trust woodlands, conservation and areas of natural beauty. There is a wide range of schools in the area , both catering to the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. Danbury village provides a good range of village stores as well as a library, dentists, doctors surgery, hairdressers/Beauticians, Tea on the green, plus a sports and leisure centre with a gym. There are frequent direct trains to London Liverpool Street from the mainline station in Chelmsford and Hatfield Peverel as well as easy access to the national motorway network via the nearby A12 & A130.

FIRST FLOOR

Bedroom One 16'9>12'4 x 10'4 (5.11m>3.76m x 3.15m)
Range of fitted bedroom furniture.

En-Suite Shower Room

Bedroom Two 13'7>13' x 12'1 (4.14m>3.96m x 3.68m)

En-Suite Bathroom

Bedroom Three 11'7 x 11'2 (3.53m x 3.40m)

En-Suite Shower Room

Landing

GROUND FLOOR

Reception Hall

Cloakroom

Boot Room/Study 10'7 x 6' (3.23m x 1.83m)

Bedroom Four/Study 11'3 x 6'6 (3.43m x 1.98m)

Lounge 12' x 11'2 (3.66m x 3.40m)

OPEN PLAN KITCHEN AND DINING AREA/FAMILY ROOM

Kitchen 12'7 x 11'8 (3.84m x 3.56m)
Most luxurious fully fitted kitchen with all appliances and feature island. Quartz work surfaces. Superb walk-in larder. Quooker boiling water tap.

Dining & Family Room 17'8 x 9'7 (5.38m x 2.92m)
Feature vaulted ceiling and overlooking the rear garden.

Utility Room 9'4 x 4'2 (2.84m x 1.27m)
This room has been formed from part of the garage.

EXTERIOR

Front

Brick driveway providing ample parking. Garden store also housing boiler. Access alongside house to rear.

Garage

Garage: Electric door. Note...part of the garage has been used to from the utility room.

Rear Garden approx 85' (approx 25.91m)

Large patio leading to lawn garden.

The Furlough Arms 41' x 10'2 (12.50m x 3.10m)

Fantastic large fully insulated outbuilding currently used for leisure and including an excellent bar area. This building lends itself to a variety of uses including gym, home office or a cinema room.

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.

