



17 Little Baddow Road, Danbury , Essex CM3 4QB
£375,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in the heart of the village, is this charming three-bedroom residence. Beyond its unassuming exterior lies a deceptively spacious interior, thoughtfully extended to the rear. The location proves to be an asset, with the convenience of being close to St Johns Primary School, local healthcare facilities, bus stops, and an array of amenities. Adding to the overall appeal is the generous front garden, a welcoming feature that enhances the curb appeal, with a south westerly aspect garden to the rear. A rear driveway provides practicality and convenience, offering a hassle-free parking solution for both residents and guests. Energy Rating D. NO ONWARD CHAIN.

Transport links are excellent. Bus stops are just round the corner where there are services direct to Maldon & Chelmsford. The Sandon Park & Ride service into Chelmsford is about 2 miles away. Danbury is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park).

FIRST FLOOR

Bedroom One 14'4 x 12' (4.37m x 3.66m)
Window to front and radiator. Built-in wardrobe and eves storage. Linen cupboard with radiator.

Bedroom Two 13'1 x 9' (3.99m x 2.74m)
Window to front and radiator. Built-in wardrobe, access to roof space.

Bedroom Three 9'8 x 7'9 (2.95m x 2.36m)
Window to rear and radiator.

Shower Room/wv
Obscure glazed window to rear, chrome ladder radiator. Suite comprising large quadrant shower cubicle, wash hand basin set onto storage unit, wc. Fully tiled walls.

Landing
Stairs to:

GROUND FLOOR

Entrance Hall
Part glazed entrance door, window to front, under stairs recess, double radiator. Archway to dining room and doors to:

Cloakroom
Obscure glazed window, wash hand basin and wc, part tiled walls.

Lounge 17' x 12' (5.18m x 3.66m)
Window to front and two radiators, patio doors to conservatory. Feature fireplace.

Dining Room 17' x 10 (5.18m x 3.05m)
Window to front and radiator.

Kitchen 15' x 7' (4.57m x 2.13m)
Vaulted ceiling with two Velux skylight windows, window to rear and part glazed door to garden. One and half bowl sink unit set into laminate work surfaces. Range of base and wall units with drawers and rawer pack. Built-in double oven, gas hob. Space for washing machine, dishwasher, fridge and freezer. Wall mounted Vaillant gas fired combination boiler.

Conservatory 11'6 x 8' (3.51m x 2.44m)
Brick base and double glazed to two sides. Polycarbonate roof. Double doors to garden.

EXTERIOR

Front
Set back from the road and fully screened by mature well tended hedging. Lawn garden with various shrubs.

Rear Garden
Low maintenance garden, shrub beds, power point and water tap. Two storage sheds. Access to:

Driveway
Parking for 2-3 cars. Accessed from Lingwood Close.

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.

