



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

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated along one of Little Baddow's most favoured private lanes is this detached family residence. Set within a National Trust area on a plot of just under quarter of an acre, the property offers ample scope for improvement and extension. Fir Tree Lane is a leafy private road comprising of mostly substantial detached homes. Danbury village centre with its many amenities is less than a mile away. The property offers very spacious accommodation including four double bedrooms, two bathrooms & three reception rooms. There is also a kitchen, utility and cloakroom. The double garage joins the house and would therefore be perfect for conversion to further accommodation such as a gym, games room or even an annexe, of course all subject to gaining the relevant consents. Externally the house is set back from the road and affords a lovely and most private southerly facing rear garden. Energy rating E. No Onward Chain.



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#### 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.

From our experience there is the potential to re-design and extend the existing dwelling if a buyer should wish. This is of course is subject to gaining the required planning consent from the local authority. Any person wishing to carry out building works of this nature should make their own enquiries of Chelmsford City Council, 01245 606606, [www.chelmsford.gov.uk/planning-and-building-control/](http://www.chelmsford.gov.uk/planning-and-building-control/)

#### FIRST FLOOR

##### Bedroom One 14'10 x 11'4 (4.52m x 3.45m)

Views over the rear garden

##### Bedroom Two 13' x 11'2 (3.96m x 3.40m)

Views over the rear garden.

##### Bedroom Three 13' x 10'10 (3.96m x 3.104m)

##### Bedroom Four 11'6 x 7'10 (3.51m x 2.39m)

##### First Family Shower Room/wc

##### Second Shower Room/wc

#### GROUND FLOOR

##### Entrance Porch & Entrance Hall

##### Cloakroom

##### Sitting Room 19'6 x 14'9 (5.94m x 4.50m)

Dual aspect room and a lovely open fireplace with stone surround.

##### Dining Room 15' x 11'2 (4.57m x 3.40m)

Door to rear garden and double French style doors to the Sitting Room. Open plan to:

##### Study Area 10' x 8' (3.05m x 2.44m)

##### Kitchen/Breakfast Room 15'10 x 11' (4.83m x 3.35m)

##### Utility Room 9'2 x 8' (2.79m x 2.44m)

Door to Garage, door to front garden and door to side passageway.

#### EXTERIOR

The plot measures approx. 200' (61m) depth in total.

##### Front

Brick driveway for numerous vehicles.

##### Double Garage 18'4 x 17'8 (5.59m x 5.38m)

Electric door. Door to Utility Room.

##### Southerly Facing Rear Garden approx 100' (approx 30.48m)

Access along both sides of the house to front.

#### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

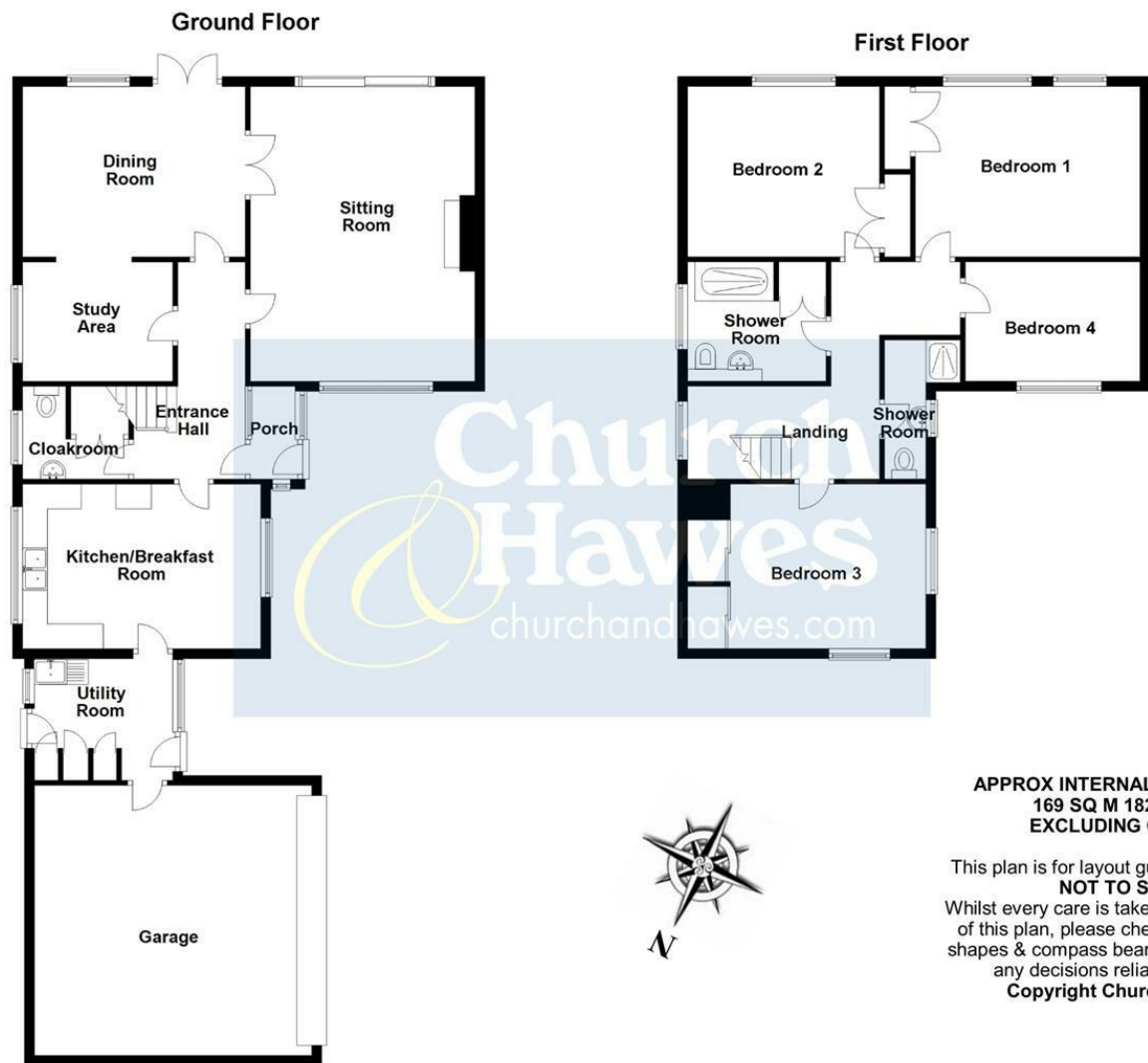
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





LAUNDRY ROOM  
HELP NEEDED 5' APPLY WITHIN  
Wash-Dry-Fold  
FLUFF & FOLD SERVICE



**APPROX INTERNAL FLOOR AREA**  
 169 SQ M 1820 SQ FT  
 EXCLUDING GARAGE



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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