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Kilmory North Hill, Little Baddow. CM3 4TA

Guide Price £1,250,000

# Kilmory North Hill

Little Baddow, CM3 4TA

Detached, five bedroom family home offering exceptional space, flexibility and future potential, a rare opportunity in one of Little Baddow's most desirable locations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Sought-after Little Baddow setting on a highly regarded residential street
- Generous and versatile layout with scope to extend or create an annex (STPP)
- Five double bedrooms with four bathrooms, ideal for growing families
- Impressive open-plan kitchen, dining and living space opening to the garden



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## Kilmory North Hill

Little Baddow, CM3 4TA

This fantastic detached family home offers exceptional space of 3193 sqft, flexibility and future potential, making it a rare opportunity in one of Little Baddow's most desirable locations. Sitting on an impressive plot of approximately 0.3 acres (STLS) Designed for modern family living, the property combines expansive reception areas with well-proportioned bedrooms, all set within a generous plot that allows for further extension or annex creation, subject to the necessary planning consents.

The location is equally compelling. Little Baddow is a highly regarded village, popular with families thanks to its community feel, surrounding countryside and excellent access to nearby amenities. Well placed for both village life and commuter convenience, the property enjoys easy access to Chelmsford, respected schooling options and a range of leisure pursuits close by.

The ground floor opens into a spacious and welcoming hallway, setting the tone for the rest of the home. The standout feature is the impressive open-plan kitchen, dining and living area, with a large stone island, space for a substantial dining table and French doors leading directly onto the sunny rear garden. A separate, generously sized utility room adds practicality, while an additional large living space with a wood burner and garden access offers flexibility and could easily be reconfigured as a separate reception room if desired. A downstairs WC and shower room complete the ground floor.

Upstairs, the first floor hosts five well-proportioned double bedrooms. Two benefit from their own en-suite bathrooms, while a large family bathroom serves the remaining three bedrooms.

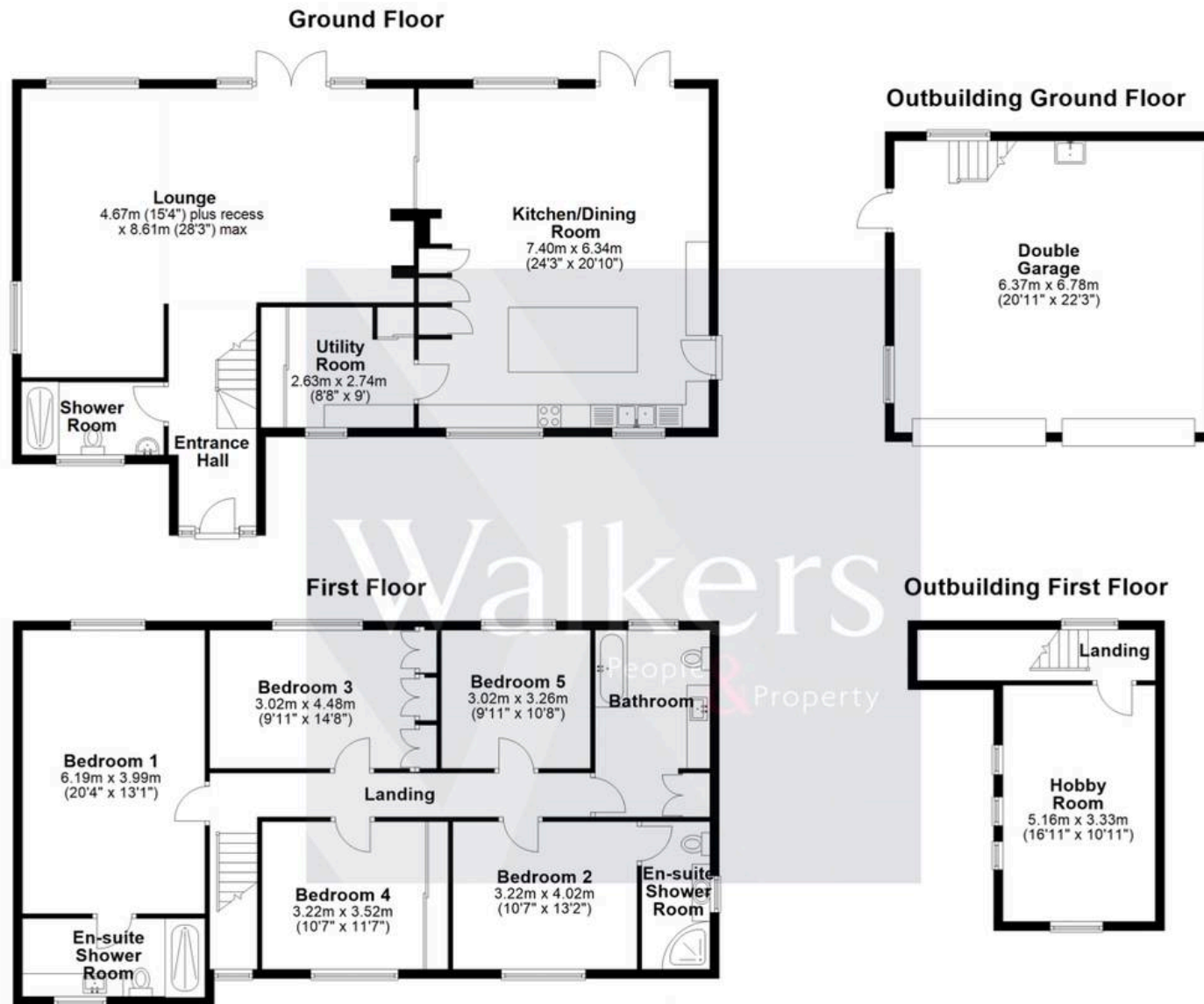
Externally, the westerly facing rear garden is a real highlight,











**Approximate Internal Floor Area**  
**Main House 230 SQ M 2478 SQ FT**  
**Outbuilding 67 SQ M 715 SQ FT**

**Total 297 SQ M 3193 SQ FT**

This floor plan is for guidance to layout 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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Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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