



The Ridge, Little Baddow , Essex CM3 4SX
Guide price £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,000,000 - £1,100,000.... VIRTUAL TOUR AVAILABLE – VIEW FROM THE COMFORT OF YOUR OWN HOME... APPROACHING 3000 SQ FT OF ACCOMMODATION IN A SOUGHT AFTER LOCATION..... This imposing detached house enjoying a plot approaching a quarter of an acre, is located on a popular road in the favourable village of Little Baddow. Offering five good size bedrooms and two bathrooms to the first floor. To the ground floor are five reception rooms, large kitchen, two utility rooms and two w.c's. Externally, there is a large carriage driveway offering ample parking as well as the property's double garage. To the rear is a secluded established rear garden with a vast array of flowers shrubs and trees. Little Baddow is on the periphery of Chelmsford yet is easily accessible to the city centre, neighbouring villages and towns. The area is renowned for its areas of natural beauty such as Heather Hills, Blakes Wood & Papermill Lock to name but a few. There is a restaurant & public house nearby and an array of amenities in the nearby village of Danbury. Schooling is another major attraction for the area with fantastic state primary schools and two preparatory schools within easy reach and services running from Danbury to nearby secondary schools, Chelmsford grammar schools and the increasing popular New Hall School. Energy rating D.



FIRST FLOOR

- Bedroom One 19'8" x 12'10" (6.00 x 3.93)
- Ensuite 6'9" x 6'0" (2.07 x 1.83)
- Bedroom Two 15'8" x 10'9" (4.78 x 3.28)
- Bedroom Three 14'7" x 9'11" (4.47 x 3.03)
- Bedroom Four 10'4" x 9'10" (3.17 x 3.02)
- Bedroom Five 10'4" x 7'0" (3.17 x 2.14)
- Walk In Cupboard 6'11" x 4'5" (2.12 x 1.37)
- Family Bathroom 12'5" x 8'8" (3.79 x 2.66)
- Landing 12'9" mx x 18'3" mx (3.91 mx x 5.57 mx)

GROUND FLOOR

- Entrance Porch 7'0" x 6'3" (2.14 x 1.92)
- Entrance Hall 16'10" x 6'10" (5.15 x 2.10)
- Ground Floor W.C
- Study 13'3" x 6'6" (4.04 x 2.00)
- Lounge 19'8" x 12'10" (6.00 x 3.93)
- Family Room 12'11" x 10'8" (3.94 x 3.27)
- Dining Room 17'10" x 7'5" (5.46 x 2.27)
- Conservatory 16'10" x 16'0" (5.15 x 4.88)
- Kitchen 17'8" x 10'9" (5.41 x 3.28)
- Utility Room One 10'0" x 9'2" (3.07 x 2.81)
- Secondary Ground Floor W.C 7'2" x 3'10" (2.19 x 1.18)
- Cloaks Area/Utility Room Two 12'7" x 6'0" (3.86 x 1.84)
- Double Garage 18'0" x 17'4" (5.51 x 5.30)

EXTERIOR

- Carriage Driveway

Rear Garden

Agents Notes

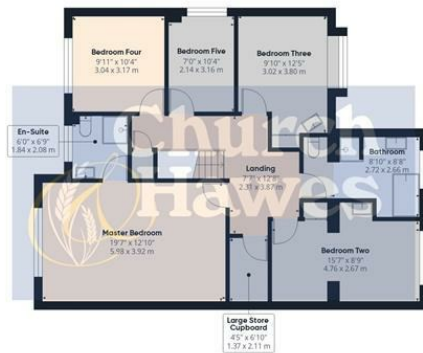
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.







Floor 0



Floor 1



Approximate total area⁽¹⁾

2772 ft²
257.8 m²

Reduced headroom

15 ft²
1.4 m²

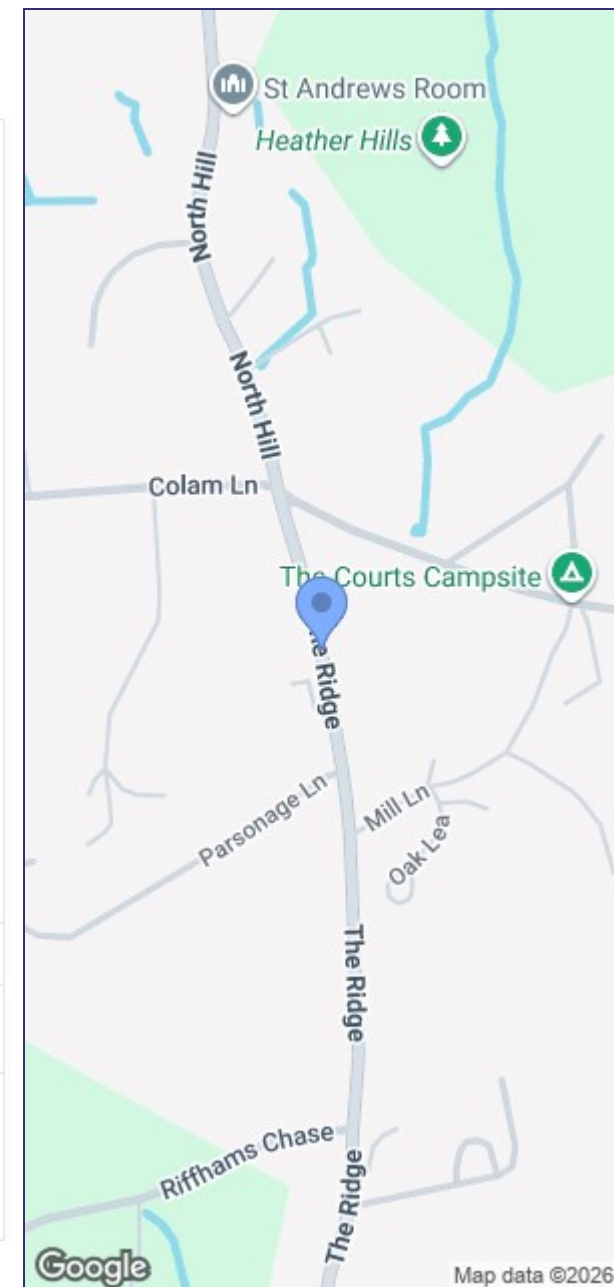
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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