



The Ryefield, Little Baddow, Essex CM3 4TR  
Guide price £1,250,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,250,000 - £1,300,000... Occupying a southerly facing plot of around one third of an acre, this substantially improved contemporary detached bungalow extends to almost 2700 sq ft including the garage and is tucked away at the end of a highly sought after turning within Little Baddow.

The current owners have carried out extensive improvements and alterations, including the addition of a new garage and internal reconfiguration to create two additional bedrooms and a snug. The property now offers five bedrooms in total, with two benefiting from en suite facilities and is heated by underfloor heating throughout.

A standout feature of the home is the impressive open plan kitchen family room and sitting area, fitted with a replacement kitchen with quartz worktops an impressive corner larder and a 'Quooker' tap providing boiling, chilled and sparkling water. There is also a re-fitted utility room with full height wine cooler and space for washing machine/tumble dryer. Other improvements include upgraded bathrooms and a complete decorative overhaul, which is complemented externally by cedar wood cladding.

Extremally, the private unoverlooked rear garden enjoys a sunny southerly aspect and features a spa pool, while to the front electric gates open onto extensive driveway parking leading to the garage.

Located within one of Little Baddow's most desirable turnings, this is a rare opportunity to acquire a beautifully upgraded bungalow offering generous and versatile accommodation. Energy rating C.



**Accommodation:**

**Porch**

**Hallway 30'3 x 7'10 (9.22m x 2.39m)**

**Kitchen/Family Room & Sitting Area 32'1 x 24'11 > 15'4 (9.78m x 7.59m > 4.67m)**

**Utility Room 10'7 x 6'5 (3.23m x 1.96m)**

**Snug 19'4 > 13'5 x 9'6 (5.89m > 4.09m x 2.90m)**

**Master Suite**

Bedroom Area 16'6 x 12'6

Dressing Room Area 11' x 5'6

Ensuite Shower Room 12'4 x 4'11

**Sitting Room/Bedroom Five 13'3 x 9'7 (4.04m x 2.92m)**

**Bedroom Two 16'5 x 15'6 > 11'2 (5.00m x 4.72m > 3.40m)**

**Ensuite Shower Room**

**Bedroom Three 12'4 x 11'6 (3.76m x 3.51m)**

**Bedroom Four 13'11 x 9'1 (4.24m x 2.77m)**

**Shower Room 12'3 x 5'6 (3.73m x 1.68m)**

**Garage 22'5 x 15'5 (6.83m x 4.70m)**

**Garage Store Area 15'5 x 4' (4.70m x 1.22m)**

**EXTERIOR**

**Front**

**Rear Garden**

**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.

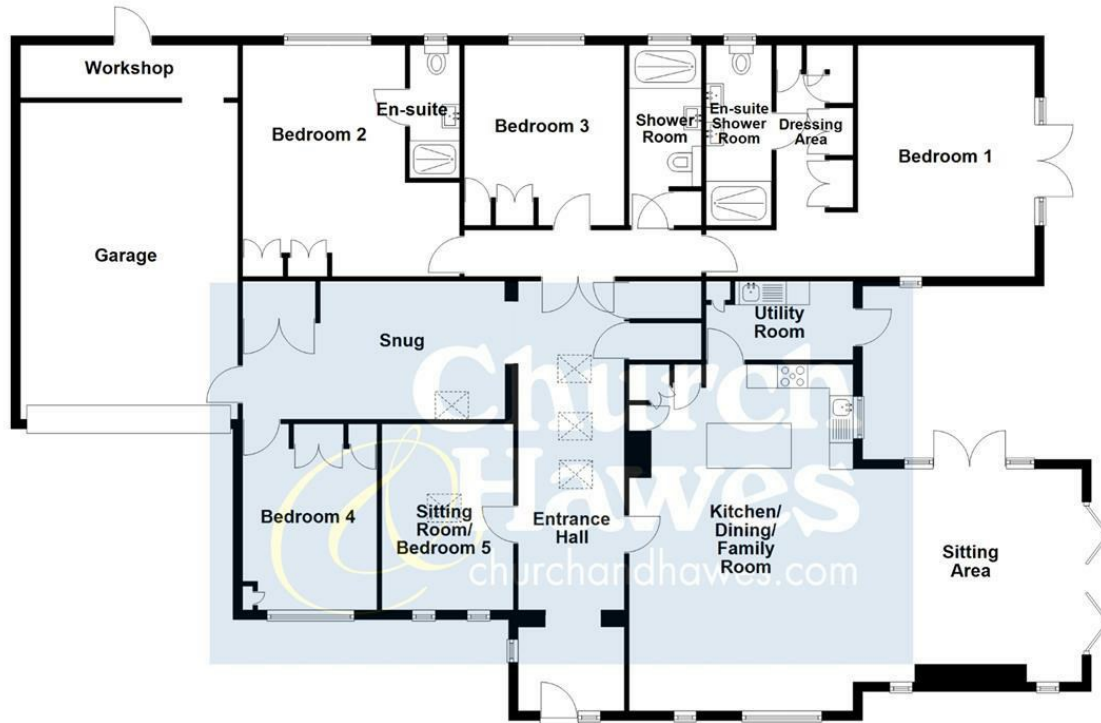
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**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.





## Ground Floor



APPROX INTERNAL FLOOR AREA  
 MAIN HOUSE 212 SQ M 2282 SQ FT  
 GARAGE & WORKSHOP 38 SQ M 404 SQ FT  
 SPA POOL 22 SQ M 235 SQ FT  
 TOTAL 272 SQ M 2921 SQ FT

## Spa Pool



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.

Copyright Church & Hawes

efficient  
 property  
 marketing

