



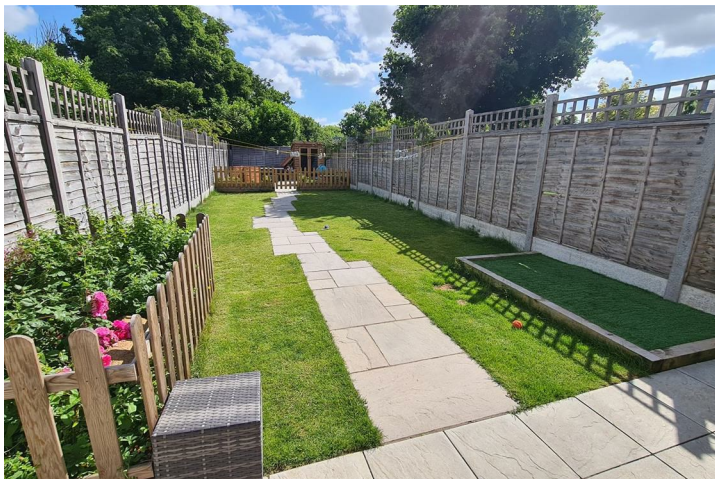
North Hill, Little Baddow, Essex CM3 4TW  
Guide price £365,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set deep in the heart of Little Baddow close to Papermill Lock is this extended terraced cottage. The accommodation offers bright spacious airy rooms, all having undergone complete refurbishment to bring them into the 21st century. The cottage comprises of two bedrooms, an open plan downstairs living space, modern kitchen and bathroom. Externally all the property benefits from a large rear garden and parking to front. Mainline railway stations at Hatfield Peverel and Chelmsford are within easy reach. Danbury village centre which offers a host of amenities such as doctors, dentists, supermarkets, schools and other smaller boutiques is also close by. NO ONWARD CHAIN. Energy rating D



## FIRST FLOOR

### Bedroom One 11'11 x 9'3 (3.63m x 2.82m)

Window to front. Radiator. Loft access

### Bedroom Two 12'3 x 8'3 (3.73m x 2.51m)

Window To front. Radiator.

### Landing

Window to rear. Radiator. Door to W.C. (Obscured window to rear. W.C. Wash hand basin in vanity unit. Tiled floor.)

## GROUND FLOOR

### OPEN PLAN ROOM 26'7 x 18'1 (8.10m x 5.51m)

Large open plan kitchen/diner/lounge. Modern fitted kitchen with units to eye and base level. Wall mounted gas combi boiler. Solid wood work surface with inset hob with extractor over & sink. Integrated electric oven and dishwasher. Under stairs cupboard. Radiators. Engineered wooden flooring. Space and plumbing for american style fridge freezer. Stairs to first floor. door to:

### Family Bathroom

Obscure window to rear. Fully tiled. Four piece suite comprising enclosed panelled bath with mixer tap and shower attachment over. W.C. Wash hand basin built into vanity unit with storage under.

Corner shower cubicle with rainfall shower head and wall mounted shower controls. Heated towel rail. Tiled floor.

## EXTERIOR

### Rear Garden 80' (24.38m)

Patio area. Outside tap. Outside power point.

### 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.

### Agents Notes

Internal photos are library photos.





