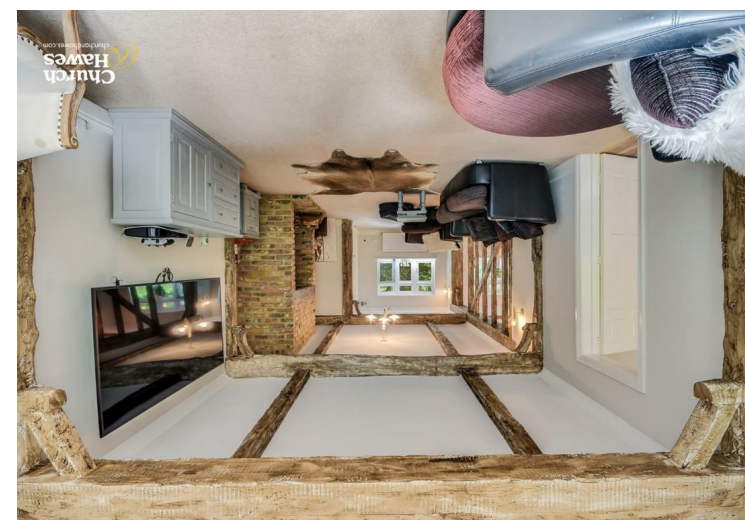
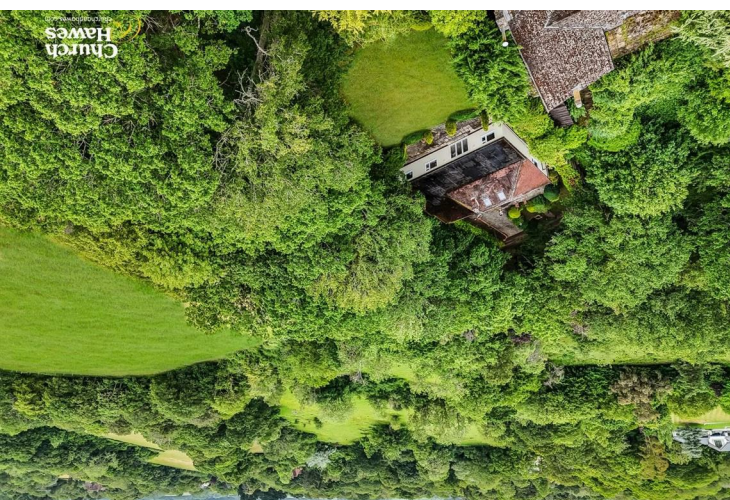
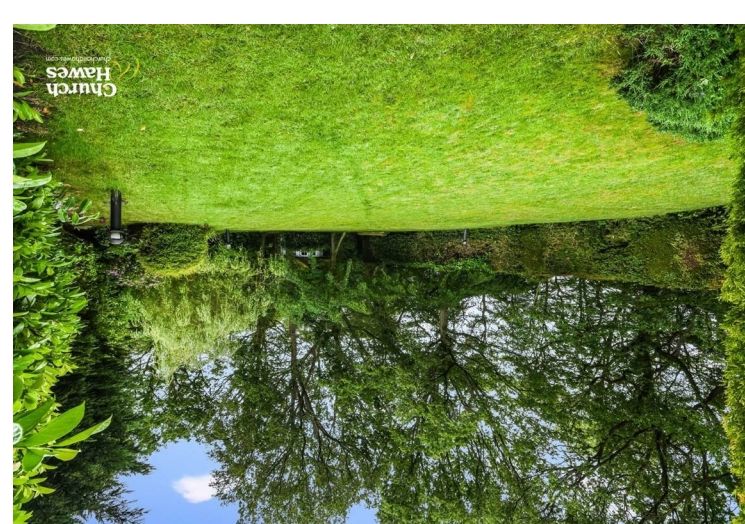
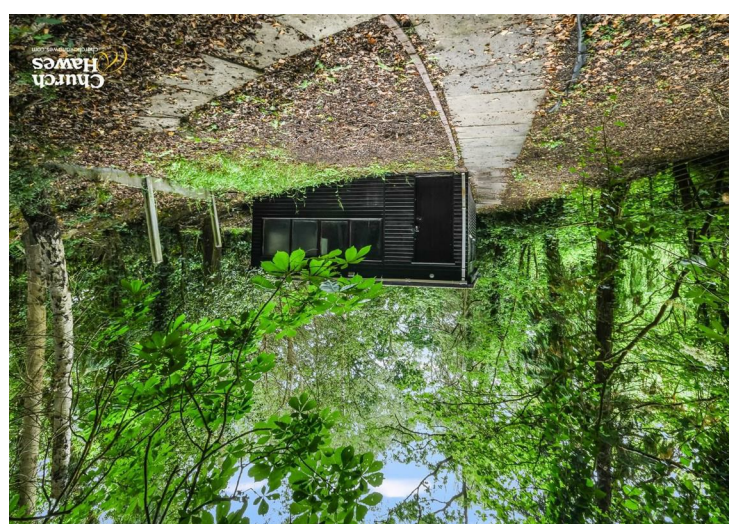
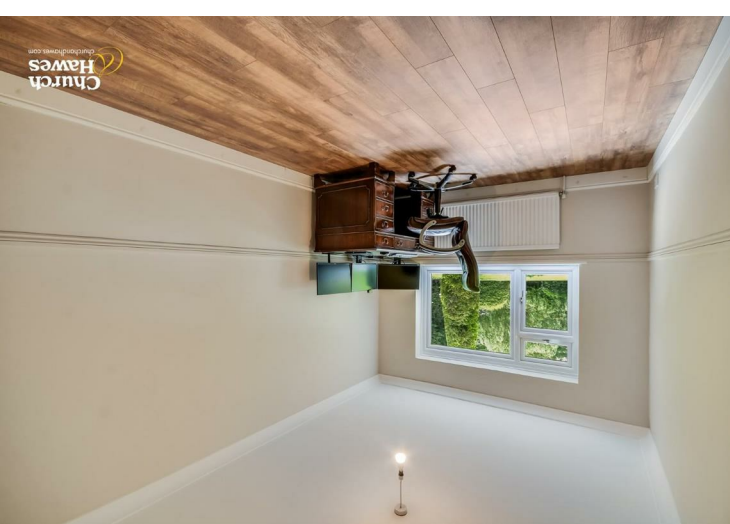




Goodday Cottage Postmans Lane, Little Baddow , Essex CM3 4SF  
Guide price £950,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £950,000 - £975,000... Located off arguably one of Little Baddow's finest roads... is this detached three bedroom chalet style residence, set towards the end of a private lane on a wonderful southerly aspect plot in excess of one third of an acre. The property offers flexible accommodation, with the majority arranged on the ground floor, making it suitable for those seeking single storey living. There is also fantastic potential for enlargement, subject to planning permission, which could create a generous family home. Internally, the accommodation is presented in good decorative order throughout and includes four reception rooms (with potential use as ground floor guest bedroom), a large kitchen diner, two ground floor bedrooms and a family bathroom, with a further bedroom to the first floor. The property also benefits from land to both sides of the lane, with garaging and parking on one side and the main residence and driveway on the other.

Location Note

Little Baddow is one of Essex's most sought after villages, surrounded by beautiful countryside, woodland and heathland managed by the Essex Wildlife Trust. The village enjoys a strong sense of community and offers a range of local amenities including two public houses, the highly regarded Elm Green Preparatory School, a village hall, two historic churches, and a sports ground with clubhouse that is home to the local cricket club during the summer months.

The neighbouring village of Danbury provides a wider selection of day to day amenities, including shops, cafés, schools and healthcare facilities, together with Heathcote Preparatory School and nursery. The Chelmsford is approximately five miles away and offers an excellent range of shopping, leisure and educational facilities, including two outstanding grammar schools. For commuters, Chelmsford's mainline station provides regular services to London Liverpool Street, whilst the recently opened Beaulieu Park railway station offers an additional rail link into London. The area also benefits from convenient access to the A12, connecting with the M25 and wider motorway network.

Combining a picturesque rural setting with excellent transport links and highly regarded schooling, Little Baddow continues to be a popular choice for families and commuters alike.

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge 37'0" x 14'4" (11.28 x 4.37)
- Dining Room 21'1" x 9'9" (6.43 x 2.97)
- TV Room/Bedroom 13'10" x 9'5" (4.22 x 2.87)
- L-Shaped Kitchen/Diner 22'10" x 17'7" (6.96m x 5.36m)
- Family Bathroom
- Bedroom One 11'10" excluding wardrobe x 11'1" (3.61m excluding wardrobe x 3.38m)
- Bedroom Two 11'3" x 8'7" (3.43 x 2.62)

FIRST FLOOR

- Bedroom Three 21'4" x 10'11" (6.50m x 3.33m)

EXTERIOR

- Southerly Aspect Rear Garden
- Front Garden

Double Garage

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.

