



Fir Tree Lane, Chelmsford , CM3 4SS
Guide price £900,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An exciting development opportunity awaits!!

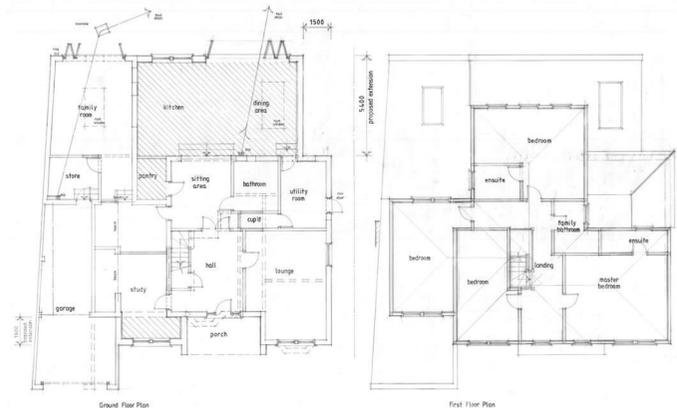
Nestled on the prestigious Fir Tree Lane in the charming village of Little Baddow, Chelmsford, Athena presents a remarkable opportunity for both developers and self-builders. Sitting on approximately 0.22 of an acre plot this modest three-bedroom bungalow is not only a comfortable residence but also a canvas for your vision. With approved plans for a substantial extension, the potential exists to transform this property into a spacious home of approximately 3000 square feet.

The assurance of an complete onward chain simplifies the purchasing process, allowing for a smoother transition into your new home or project.

Whether you choose to renovate the existing structure or embark on a new build, Athena provides a unique opportunity to create a bespoke living space tailored to your needs. Embrace the chance to invest in a property with significant potential in a sought-after area. This is a rare find that promises both comfort and the prospect of future growth.



Proposed Elevations



Proposed Floorplan



Planning Approval

Reference number 25/00580/FUL

Hallway

Front Lounge 14'4" x 11'8" (4.37m x 3.56m)

Dining Area 18'11" x 7'10" (5.77m x 2.39m)

Kitchen 11'8" x 10'7" (3.56m x 3.23m)

Rear Lounge 16'4" x 13'5" (4.98m x 4.09m)

Bedroom 1 11'6" x 10'7" (3.51m x 3.23m)

Bedroom 2 11'10" x 7'10" (3.61m x 2.39m)

Bedroom 3 10'7" x 8'5" (3.23m x 2.57m)

Bathroom

Utility 10'2" x 4'7" (3.10m x 1.40m)

Store room 6'7" x 6'5" (2.01m x 1.96m)

Inner lobby

Tandem Garage 26'2" x 7'1" (7.98m x 2.16m)



Total floor area 148.1 sq.m. (1,594 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

