



Wood Dale, Chelmsford , CM2 8EZ
£550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... Three bedroom detached bungalow situated in the sought after turning in Great Baddow, offered for sale with no onward chain. The property features three good size bedrooms, a bathroom, fitted kitchen, double garage and a south facing rear garden. An excellent opportunity to acquire a spacious bungalow in a well regarded location within easy reach of local shops and a short drive/bus ride to the city centre.



ACCOMMODATION COMPRISING

Entrance Hall

Lounge 17'8 x 11'6 (5.38m x 3.51m)

Dining Room 10'5 x 7'10 (3.18m x 2.39m)

Kitchen 12'5 x 8' (3.78m x 2.44m)

Bedroom One 16'9 > 13'10 x 10'5 (5.11m > 4.22m x 3.18m)

Ensuite

Bedroom Two 12'8 x 8'6 (3.86m x 2.59m)

Bedroom Three 9'10 x 7'7 (3.00m x 2.31m)

Bathroom 8'4 x 4'8 (2.54m x 1.42m)

EXTERIOR

Double Garage 16'3 x 13'7 (4.95m x 4.14m)

Rear Garden

Front

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

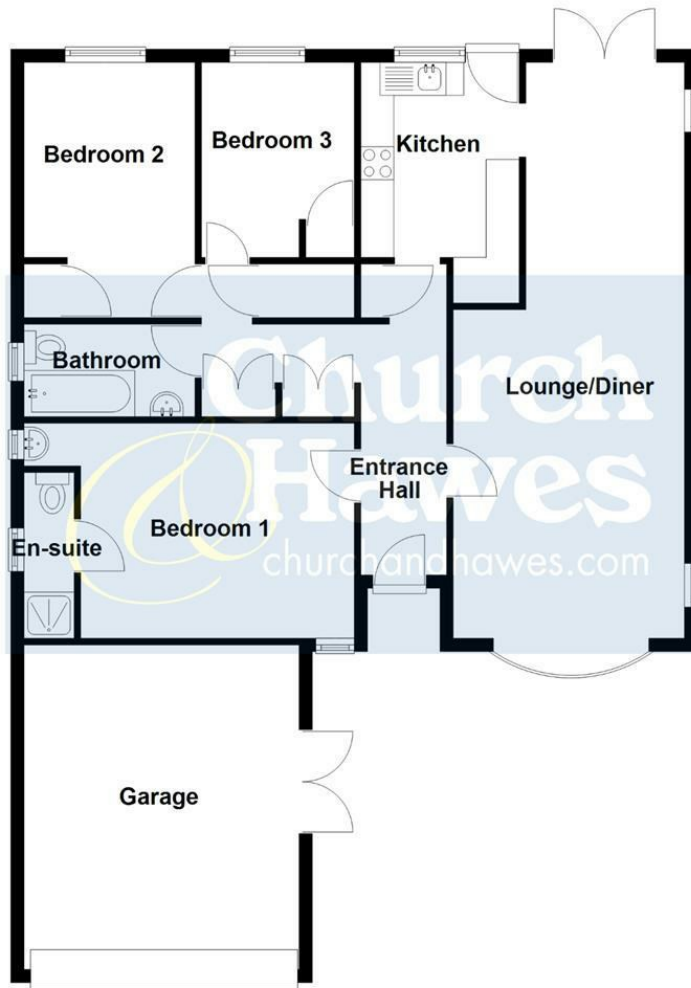
order that there is no delay in agreeing a sale.

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



efficient
property
marketing

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 86 SQ M 929 SQ FT
GARAGE 21 SQ M 225 SQ FT
TOTAL 107 SQ M 1154 SQ FT

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.
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