



Fir Tree Lane, Chelmsford , CM3 4SS  
Asking price £875,000

**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.



## 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)

### 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

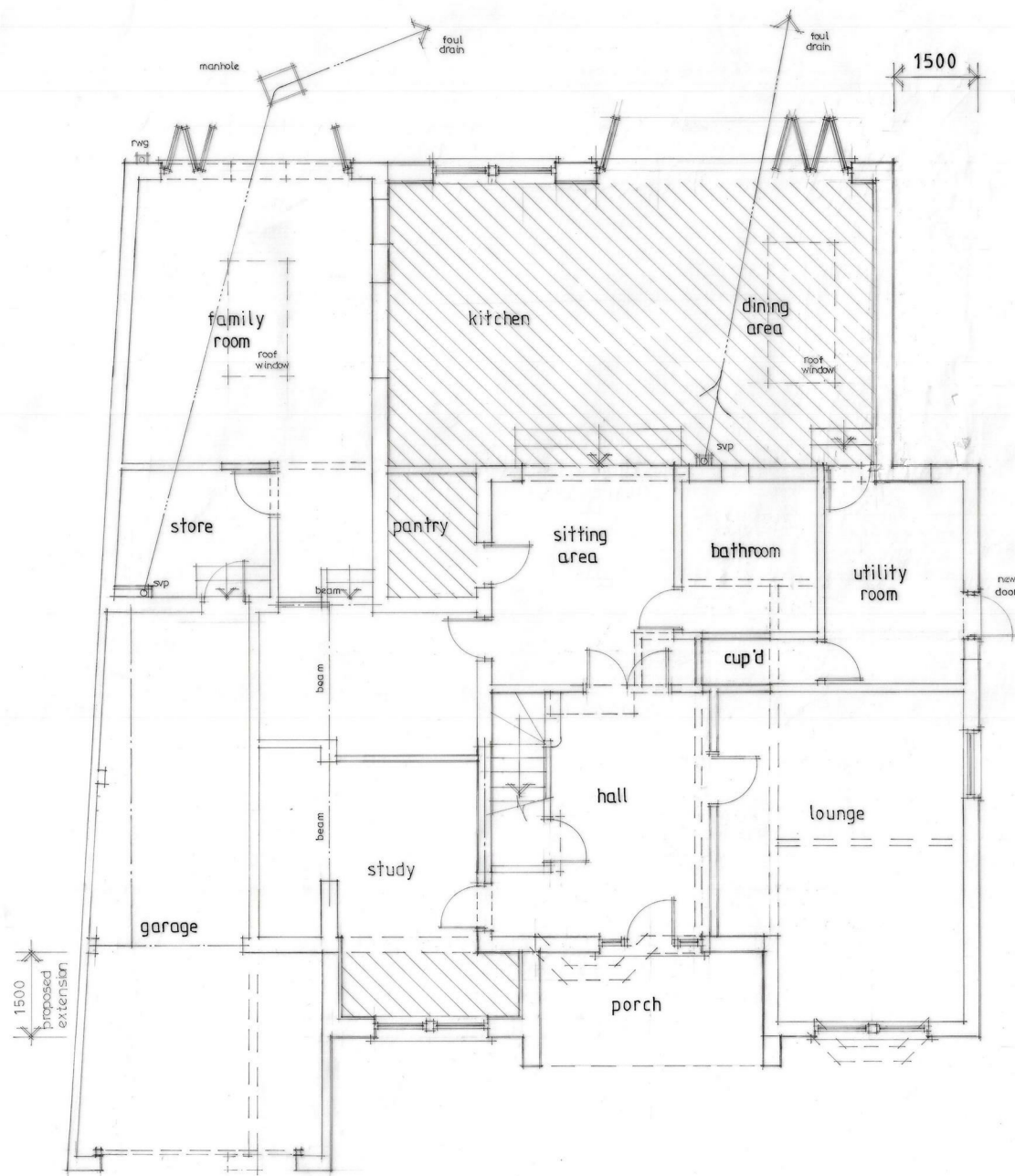
documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.

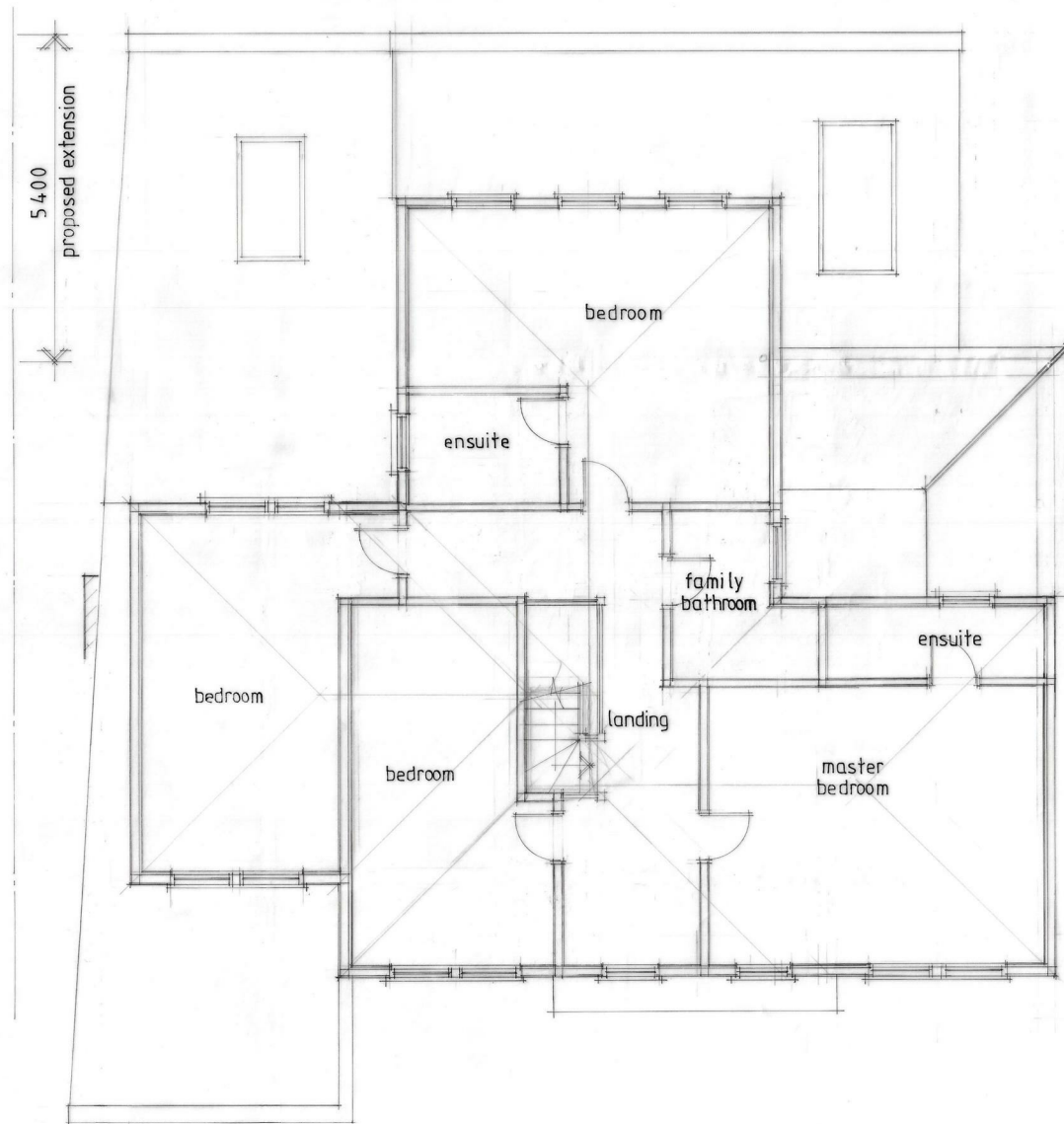


Proposed Elevations





Ground Floor Plan



First Floor Plan

# Proposed Floorplan



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.

