

Paul Mason Associates



Baddow Place Avenue, Gt. Baddow, Chelmsford, CM2 7JN

Guide price £550,000

- Delightful Four Bedroom Semi-Detached Home
- Cul-de-Sac Location Within Walking Distance Of Schools and Amenities
- Lounge With Log Burner
- Dining Room With French Doors To Rear Patio & Garden
- First Floor Bathroom Plus Newly Fitted Ground Floor Shower Room
- Fitted Kitchen
- Off Road Parking For Numerous Vehicles
- West Facing Rear Garden With Large Workshop / Home Office
- Excellent Access To A12, A130 & Chelmsford City Centre Plus Railway Station
- Scope To Extend Further If So Desired

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Guide Price £550,000 to £565,000

Unexpectedly Re-available Gary Townsend at Paul Mason Associates offers this attractive four bedroom 1930s bay-fronted semi-detached home occupies a prominent position, and which is situated within a popular and well-established residential area.

The property immediately impresses with its generous block-paved driveway, providing ample off-road parking, alongside a well-maintained front garden bordered by low-level walling. A mature wisteria adds character and charm to the frontage.

Internally, the accommodation is well-proportioned and typical of its era, with bright and spacious living areas enhanced by bay windows, allowing for an abundance of natural light. The layout has been opened up to allow for modern family living, and has further scope to reconfigure or extend further (planning consent previously approved).

Baddow Place Avenue is conveniently located close to the centre of Great Baddow where you will find an array of shops and leisure facilities, plus well respected schools and easy road access to A12 & A130. Chelmsford City Centre is in close proximity where you can find a wider range of restaurants and shops, plus rail links to London’s Liverpool Street Station.

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DISTANCES

Chelmsford Train Station: 2.5 miles
Chelmsford Grammar Schools: 3 miles
Baddow Hall School: 0.5 miles
Excellent main road links A12 (M25) & A130
Southend Airport: 17 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Area

2.18m x 1.79m (7'1" x 5'10")

Lounge

5.87m x 3.78m (19'3" x 12'4")
A beautifully presented bay-fronted lounge, enjoying excellent natural light through a wide front aspect window with attractive stained glass detailing. The room combines period charm with modern comfort, centred around a feature fireplace incorporating a wood-burning stove, creating a warm and inviting focal point. Tastefully decorated in neutral tones, the space offers ample room for seating and everyday living, complemented by wood-effect flooring and clean-lined finishes. The generous proportions make this an ideal setting for both relaxation and entertaining, with a pleasant outlook to the front.

Dining Room

3.76m x 3.16m (12'4" x 10'4")
A bright and inviting dining room, ideally positioned to the rear of the property and enjoying direct access to the garden via glazed doors, allowing for an abundance of natural light and seamless indoor-outdoor living. The room offers ample space for a full-sized dining table and chairs, making it perfectly suited for both everyday family use and entertaining. A feature exposed brick fireplace adds character and warmth, complemented by contemporary pendant lighting and wood-effect flooring. Conveniently located adjacent to the kitchen, the layout provides excellent practicality, while the open outlook to the garden enhances the overall sense of space and light.

Kitchen

3.64m x 2.41m (11'11" x 7'10")
A stylish and well-appointed kitchen, thoughtfully designed to maximise both space and natural light. Fitted with a range of modern wall and base units, the kitchen is complemented by solid

wood work surfaces and classic metro-tiled splashbacks, creating a clean and contemporary finish. Integrated appliances include an oven and hob with extractor over, alongside space and plumbing for additional appliances. The kitchen also benefits from a bright, glazed extension with a lantern-style roof, flooding the space with natural light and providing direct access to the side garden.

Utility

Positioned off the Dining Room with a selection of shelving, space for washing machine, wooden flooring and smooth ceiling.

Shower Room

A stylishly appointed ground floor shower room, finished to a high standard with a contemporary yet timeless design. The suite comprises a walk-in shower with glass screen, low-level WC, and a modern wash hand basin set upon a vanity unit. The space is enhanced by classic metro tiling to the shower area, complemented by attractive patterned flooring, adding visual interest and character. A chrome heated towel rail provides practicality, while a frosted window allows for natural light and ventilation. Ideal for guests or day-to-day convenience, this well-designed shower room adds valuable flexibility to the ground floor accommodation.

FIRST FLOOR

Landing

Bedroom One

3.86m x 3.12m (12'7" x 10'2")
A generously proportioned principal bedroom, featuring a wide bay window to the front elevation which floods the room with natural light and provides an attractive outlook. The space comfortably accommodates a large double bed along with additional bedroom furnishings, creating a well-balanced and relaxing environment. Tastefully decorated, the room benefits from soft carpeting underfoot, and a calm, contemporary finish throughout. An ideal main bedroom, offering both comfort and practicality within this well-presented home.

Bedroom Two

2.77m x 2.28m (9'1" x 7'5")
A well-presented bedroom, enjoying a pleasant rear aspect over the garden and enjoying good levels of natural light. The room is currently arranged as a children's bedroom, featuring a

useful built-in storage bed, making excellent use of the available space. Tastefully decorated in soft tones, the room offers flexibility for a variety of uses, including a nursery or home office. A practical and adaptable space, ideal for modern family living.

Bedroom Three

4.08m x 1.93m (max) (13'4" x 6'3" (max))
A well-arranged third bedroom, offering a practical and versatile space with a pleasant side aspect. The room comfortably accommodates a single bed and benefits from built-in storage solutions, including shelving and drawer units, maximising functionality. Neutrally decorated and well presented, the room is ideal for use as a child's bedroom, guest room, or study. Its layout also provides convenient proximity to the bathroom, enhancing everyday practicality.

Bedroom Four

2.32m x 2.20m (7'7" x 7'2")
Enjoying a bright rear aspect and a pleasant outlook over the garden. The room offers versatility for a range of uses, including a child's bedroom, dressing room, or home office.

Family Bathroom

A well-appointed family bathroom, fitted with a classic white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and low-level WC. The space is attractively finished with a combination of white wall tiling and contrasting dark feature tiles, complemented by a decorative patterned floor. A frosted window allows for excellent natural light while maintaining privacy, with additional wall-mounted lighting enhancing the bright and airy feel. The room also benefits from useful storage and tasteful finishing touches, creating a practical yet stylish environment ideal for family use.

Rear Garden

A well-maintained and generously proportioned rear garden, thoughtfully arranged to provide both relaxation and entertaining space. Immediately to the rear of the property is a paved patio area, ideal for outdoor dining and seating, with direct access from the house creating a seamless indoor-outdoor flow. The garden extends to a neatly kept lawn and is walled to one side, adding character and a sense of

enclosure, with the remainder enclosed by fencing and mature planting to provide a good degree of privacy. To the rear, a substantial workshop/outbuilding offers excellent additional storage or potential for a hobby space, home gym, or workspace. A particular highlight of the garden is the attractive outlook, with sunset views and a charming church spire visible in the distance, creating a picturesque and tranquil setting, especially in the evening.

Driveway & Parking

A neatly presented frontage combining a generous block-paved driveway with a well-maintained lawn area. The driveway offers ample off-road parking for multiple vehicles, while the adjoining lawn provides an attractive green outlook, bordered by established planting and mature shrubs. The space is thoughtfully arranged to balance practicality with visual appeal, with defined boundaries and a pleasant, open aspect enhancing the overall kerb appeal of the property.

Important Notices

The property has previously had planning approved for an extension which could be reapplied for: 17/00102/FUL.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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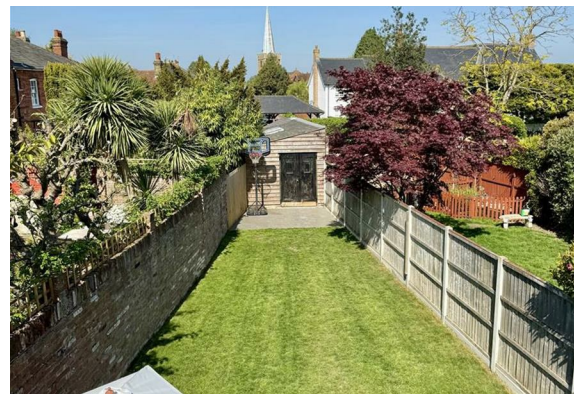
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