



Dorset Avenue, Great Baddow

CURTIS O'BOYLE
Sales & Lettings



Dorset Avenue, Great Baddow, Chelmsford

CM2 9TZ

£475,000

1930's semi detached house with impressive 140 feet approx. rear garden situated within the sought after area of Great Baddow.

Accommodation includes a lounge and separate dining room, fitted kitchen, three first floor bedrooms and family bathroom. Driveway for two cars.

Huge potential to extend (subject to planning permission).

ENTRANCE HALL Timber entrance door, obscure double glazed window to side aspect, radiator, picture rail, understairs cupboard/larder, stairs to first floor.

LOUNGE 13' 1" x 11' 5" (3.99m x 3.48m) (into bay) Bay double glazed window to front aspect, radiator, brick fireplace, picture rail.

DINING ROOM 11' 11" x 10' 6" (3.63m x 3.2m) Glazed door to rear garden, two windows to rear aspect, tiled fireplace with gas fire and back boiler,

KITCHEN 16' 2" x 6' 4" (4.93m x 1.93m) < 8' 3" (2.51m) Obscure glazed door to side aspect, double glazed windows to side and rear aspect, fitted base and wall units, stainless steel double drainer sink unit, tiled splashbacks, space for washing machine and dishwasher.

FIRST FLOOR LANDING Obscure double glazed window to side aspect, loft access, picture rail.

BEDROOM ONE 10' 11" x 9' 2" (3.33m x 2.79m) plus wardrobe space. Double glazed window to front aspect, radiator, picture rail, fitted wardrobes.

BEDROOM TWO 12' x 10' (3.66m x 3.05m) max. Double glazed window to rear aspect, picture rail, fitted wardrobe.

BEDROOM THREE 6' 7" x 6' 3" (2.01m x 1.91m) Double glazed window to front aspect, picture rail, radiator.

BATHROOM 8' x 6' 9" (2.44m x 2.06m) Obscure dual aspect double glazed windows, tiled walls, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, radiator.

FRONT GARDEN Laid to lawn with flower and shrub beds, driveway for two cars with gated access to side area leading to rear garden.

REAR GARDEN 140' (42m) approx. in length. Paved patio area, remainder mostly laid to lawn with flower and shrub borders, panelled fencing.

Agents Note: New & Certified RCD



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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