



Fir Tree Lane, Little Baddow, Essex, CM3 4SS

Council Tax Band G (Chelmsford City Council)



Guide Price £1250000 to £1350000 Freehold

GUIDE PRICE £1,250,000 to £1,350,000

Situated in a sought after lane providing easy access to the village as well as the surrounding woodland, occupying a plot circa 0.25 acres is this extended five bedroom detached family house, offering generous bedrooms and three ensembles plus a family bathroom, open plan kitchen and dining rooms, with two additional reception rooms and study. Outside is an in and out driveway providing ample parking and access to the garage, and to the rear is a southerly aspect well screened garden.

ACCOMMODATION

Access is via canopy pitched roof porch with bench and boot box built in, opening to entrance hallway with cloakroom wc, access to the dual aspect lounge, study/office/gym, as well as the spacious refitted Wren kitchen open to dining room which enjoys access to the rear garden patio via French Doors. The kitchen enjoys a large central island, quartz worktops, inset hob, ample storage and pantry cupboard. Adjacent to the kitchen is a useful utility room with storage, washing machine facility, sink unit and space for American style fridge freezer. There is a door from the utility room leading to the side of the property. From the kitchen/ dining room one can access the spacious living / family room.

Upstairs the spacious landing provides access to the five bedrooms and family bathrooms. The main bedroom has built in double wardrobes as well as additional built in storage as well as an newly refitted ensuite. Two other bedrooms benefit from ensembles and one of these bedrooms enjoys a spacious dressing room area as well. The remaining bedrooms all benefit from some form of built in cupboard and share the newly refitted family bathroom facility.

The property is connected to all mains services and benefits from gas radiator heating and double glazing.

OUTSIDE

The property occupies a plot around 0.25 of an acre, enjoying a southerly aspect rear garden, with immediate paved patio area across the width of the property with composite decking area to one side. Steps, flanked by slate beds lead to large lawn expanse, well screened by hedging, leading to a wonderful raised paved seating area to the rear of the property. There is access down the flank of the property via timber gate to the front as well as an electric remote roller shutter access door to the garage.

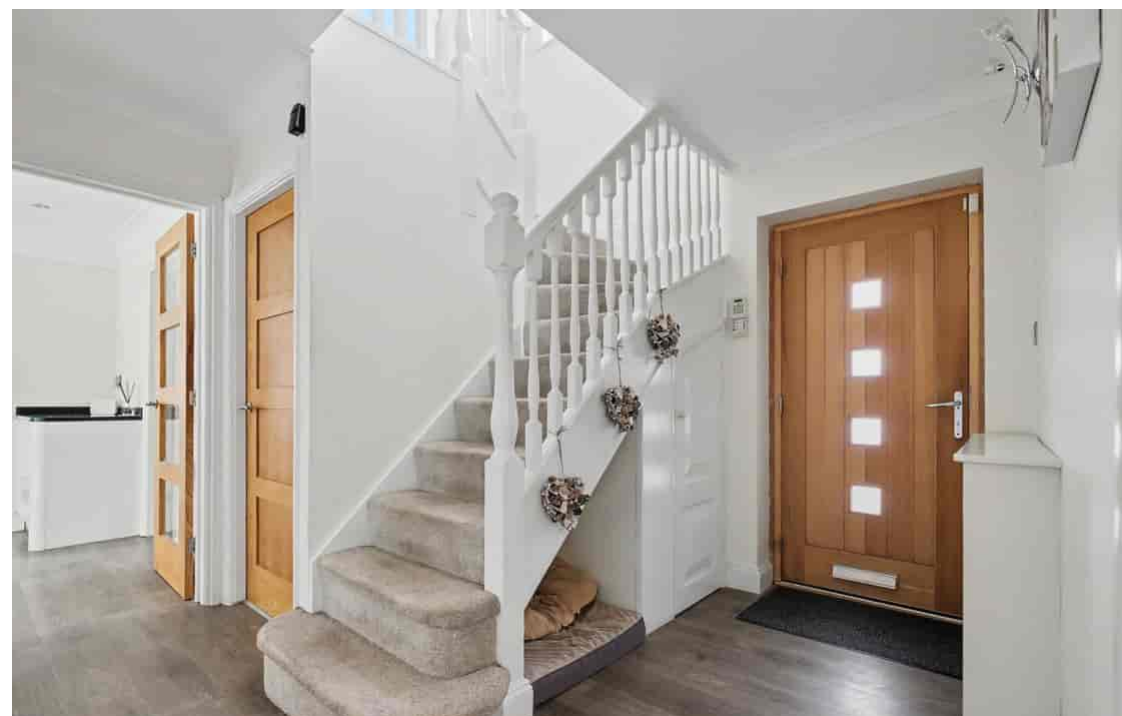
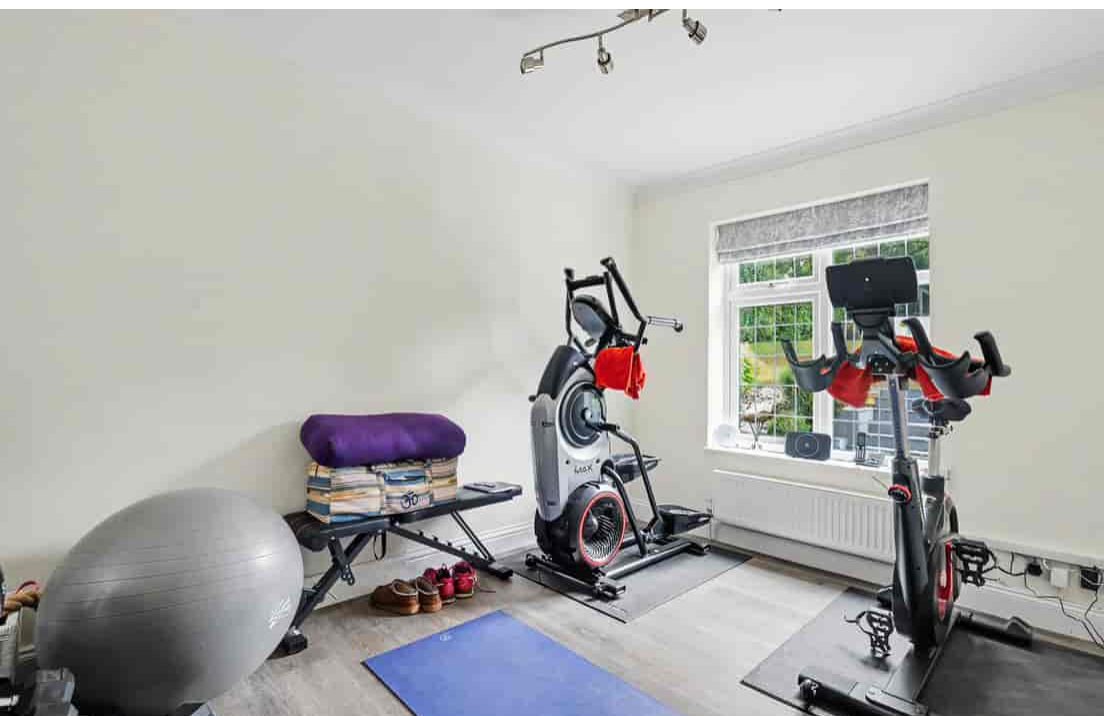
To the front the property is set well back and is well screened by hedging from the lane, with a large gravel driveway providing ample parking for numerous vehicles as well as access to the garage.

LOCATION

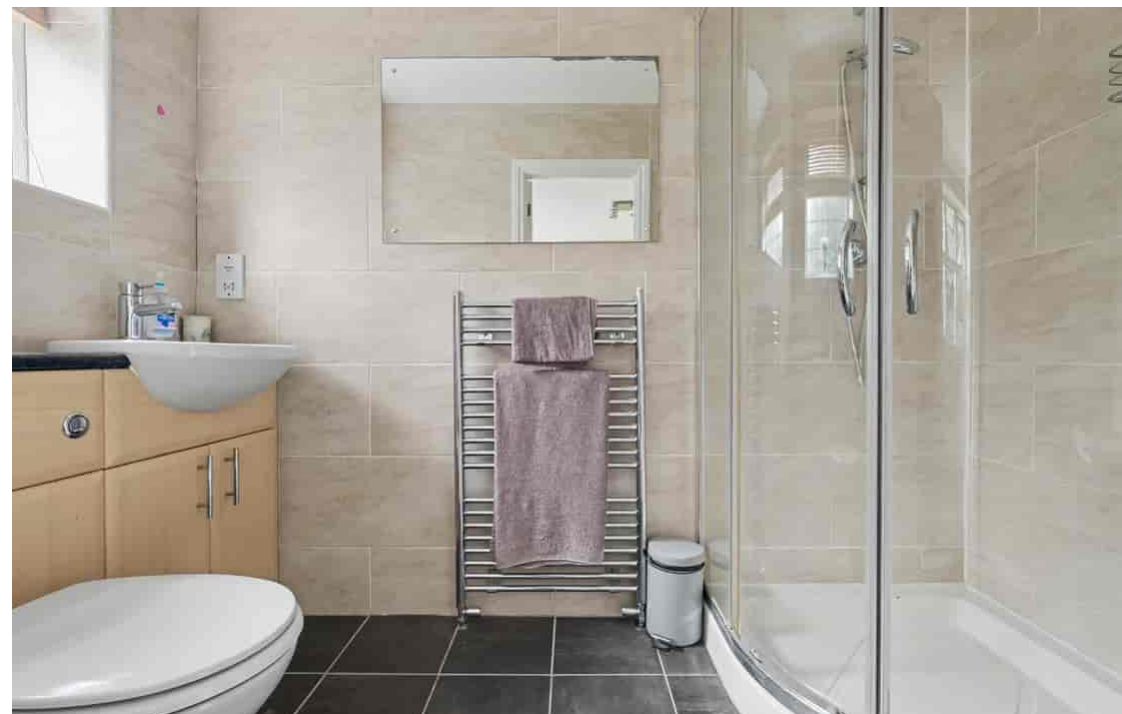
Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively are also within easy reach. State schools include Danbury Park Community School and St Johns C of E primary school. The neighbouring village of Danbury offers a range of local facilities which include a local co-op supermarket, public houses and a parish church. For the commuter, the city of Chelmsford and village of Hatfield Peverel both offer mainline rail stations with links to London and lie approximately 6 miles to the west and north of Little Baddow. Chelmsford city centre offer a vibrant shopping centre as well as an extensive range of recreational and leisure facilities with additional state and private schooling available.

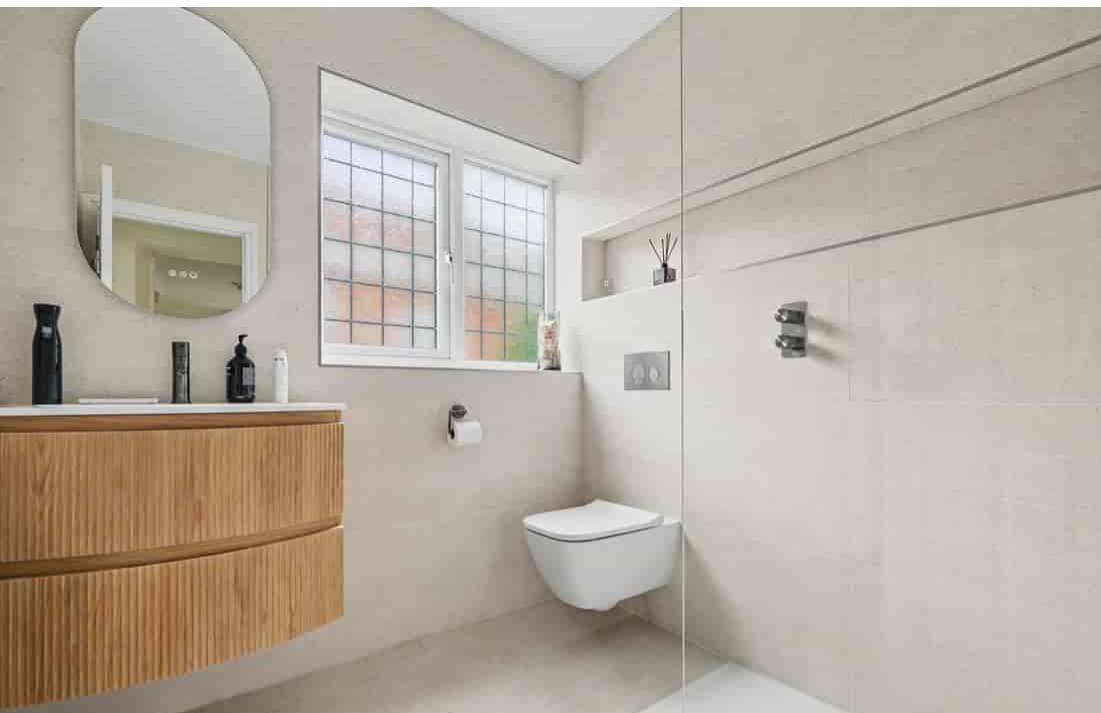
- Extended detached property in sought after lane
- Open plan kitchen dining room
- Five generous bedrooms
- In and out drive with ample parking
- Over 2800 sq ft total floor area
- Occupying a plot circa 0.25 acre
- Lounge, living room and study
- Three ensembles and family bathroom
- Southerly aspect rear garden
- Gas radiator heating and double glazing



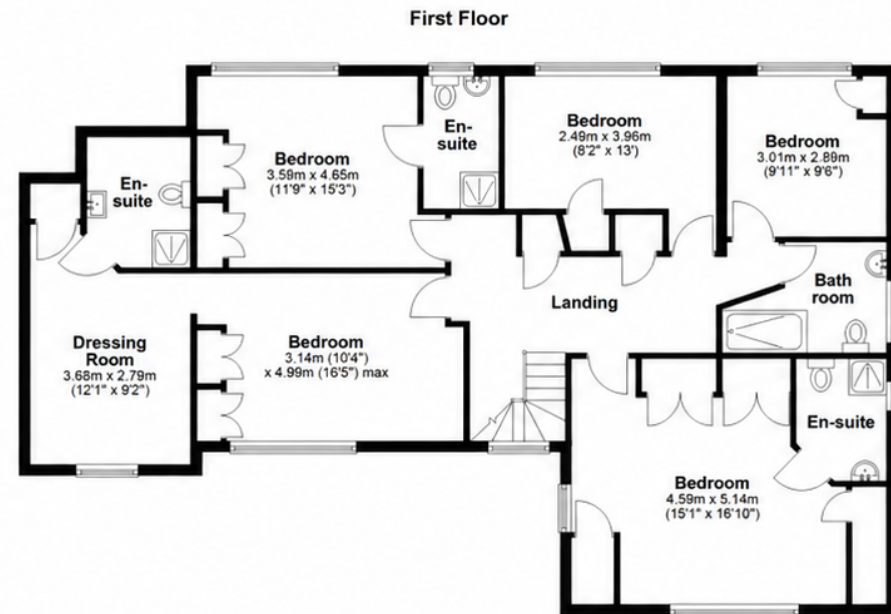
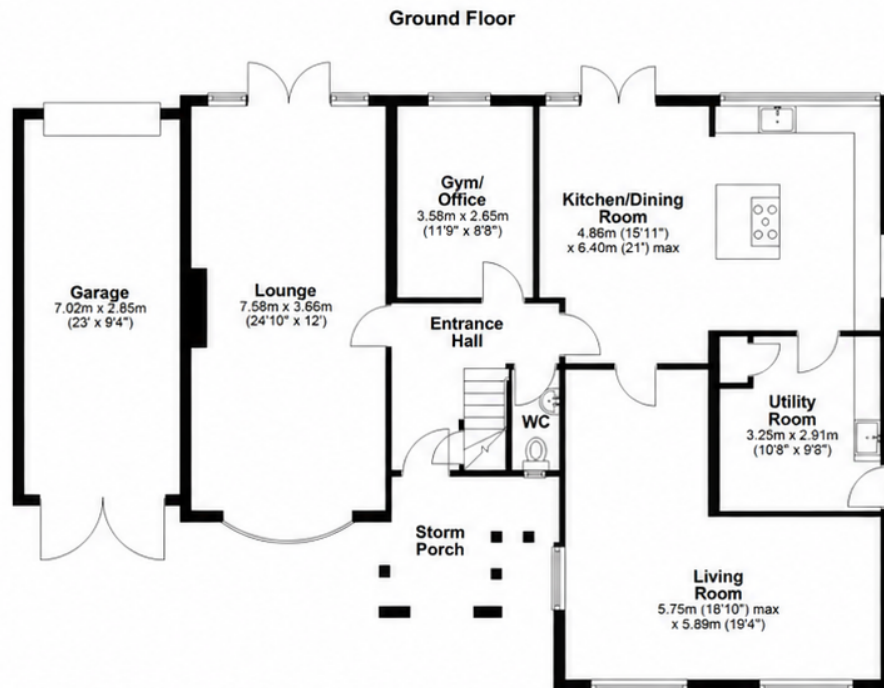












APPROX INTERNAL FLOOR AREA
258 SQ M (2780 SQ FT) (Including Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.
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