

Chelmerton Avenue

Great Baddow, CM2

£799,995





Situated on a 1/3 ACRE PLOT in Great Baddow's most prestigious turning (only 1.5 miles to Chelmsford Mainline Station) is this spacious FIVE BEDROOM detached residence, boasting an IMPRESSIVE 20' LOUNGE, 20' conseravtory, large bay-fronted dining rm, country-style kitchen, STUDY and 310' REAR GADREN.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		82
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford offer for sale this rarely available detached family home on a 1/3 ACRE PLOT, located in Great Baddow's most prestigious of Avenues (within only 1.5 miles to Chelmsford City Centre and Mainline Station - IDEAL FOR LONDON BUYERS!). The property has been thoughtfully extended to offer very spacious and versatile accommodation, boasting a reception hall with galleried staircase, IMPRESSIVE 20' LOUNGE, study/play room, 15' BAY-FRONTED DINING ROOM/family room with brick open fireplace, country-style kitchen & utility room, and FIVE DOUBLE BEDROOMS, with modern EN SUITE to the bay-fronted master suite and modern family bathroom. Externally the property boasts a substantial plot, with driveway parking for a multitude of vehicles, and the 310' UN-OVERLOOKED REAR GARDEN - which in itself simply has to be viewed to be appreciated. The property is ideal for out-of-area buyers looking for an established residence within a short distance to the City Centre, garden lovers, or for those with large families. Viewings are very highly recommended!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front aspect, double glazed window to side, galleried staircase to first floor, parquet flooring, radiator, steps down to under-stairs storage/cloaks space, doors to study, dining room and kitchen.

STUDY/ PLAY ROOM: (11'10" x 11' 10")

Double glazed window to side, parquet flooring, radiator, door to lounge.

LOUNGE: (20' 10" x 20')

An impressive sized lounge with two double glazed windows to side, feature fireplace with coal effect fire inset, two radiators, double glazed french doors to rear into conservatory.

CONSERVATORY: (20' 9" x 12' 2")

Double glazed french doors to rear overlooking the garden, double glazed windows to side and rear aspects, pitched perspex roof with ceiling fan/light, tiled floor, two radiators.

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DINING/FAMILY ROOM: (15' 10" x 13' 10" into bay)

An impressive sized dining room (previously the lounge), with double glazed bay window to front, brick open-fireplace with Oak beams/surround, radiator.

KITCHEN: (13' 4" x 10' 9")

Double glazed window to side, country-style fitted kitchen with a range of wall and base level units, rolled edge work surfaces with sink and drainer unit inset, built-in double oven and four-ring gas hob, integrated fridge freezer, concealed space for dishwasher, tiled floor, door to utility room.

UTILITY ROOM: (7' 4" x 8' 4")

Double glazed door to side, double glazed window to side, rolled edge work surfaces with space underneath for washing machine and tumble dryer, gas boiler to wall, tiled floor, door to cloakroom.

CLOAKROOM:

Obscure double glazed window to side, low-level WC, wall-mounted hand basin, tiled floor and walls.

FIRST FLOOR:-

LANDING:

Double glazed window to side on half landing, loft access via hatch, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE: (15' 11" x 13' 9" into bay)

Double glazed bay window to front, wardrobe recess, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to side, fully-tiled shower cubicle, pedestal wash hand basin, low-level WC, chrome towel radiator, tiled to walls and floor.

BEDROOMTWO:(19' 10" x 10' 3")

Double glazed window to side and rear, radiator.

BEDROOMTHREE: (20' x 10' 3")

Double glazed window to rear, radiator.

BEDROM FOUR: (11' 10" x 8' 5")

Obscure double glazed window to side, wood-effect flooring, radiator.

BEDROOM FIVE: (11' 11" x 8' 4")

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Double glazed window to side, radiator.

FAMILYBATHROOM:

Two obscure double glazed windows to side, panelled corner bath, fully-tiled shower cubicle, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled walls and floor.

EXTERIOR:

The property is located on arguably Great Baddow's most desirable tree-lined avenue. The plot itself measures a total of approximately 0.33 Acres (subject to land survey).

REAR GARDEN:

The rear garden measures approximately 310' in length, with initial block and brick paved patio area with raised brick shrub borders and feature pond. Adjacent to the patio is the large workshop/storage garage. The remainder of this vast mature garden is mainly laid to lawn, with mature hedge/tree/plant borders to the majority of its boundaries, and a feature Pergola to the middle. The garden is completely un-overlooked to all rear aspects and has a private gate to the rear to access Baddow Wreck playing fields.

FRONT GARDEN:

To the front of the property is the impressive-sized brick driveway, providing off-road parking for a multitude of vehicles, and offering wide brick-paved side access that extends the depth of the property. This in turn offers access to the rear garden.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.