

# HOME



**Great Baddow**  
**Guide Price £650,000**  
**3-bed coach house**

## Church Street

This deceptively spacious cottage is an impressive 1,611 of SQFT of living space BEING beautifully presented throughout. Inside, there is a sitting room, separate dining room, study, kitchen, three good size bedrooms with and an en suite shower room to the master and a dressing area to bedroom 2. Due to the size of the study we feel this could used as a ground floor bedroom should a purchaser have the need for an additional guest bedroom. There is a wealth of original charm an character in addition to the already cosy feel of the cottage. Outside, there are front and rear courtyard style gardens, a driveway providing off road parking and storage tunnel to the side of the cottage which also provides access to the front.

Church Street is situated within the heart of the Village of Great Baddow on the south side of the City with a frequent bus service to the City centre and railway station. There are various local shops and stores all within walking distance including The Vineyards shopping square which perfectly caters for all your everyday needs and home to a traditional green grocers, butchers and the popular Turkish restaurant, Moda. The village has various traditional public houses with some serving hot food accompanied by a good selection of real ales. There are various local parks and open spaces with children's play areas as well as a choice of primary and secondary schools. The Park and Ride bus service is just a short drive away which has regular bus service direct to the City centre and Railway Station. Chelmsford station has a service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Junction 18 of the A12 is located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

**Chelmsford**  
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**Essex CM1 1HL**

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# Floor Plans

## Ground Floor

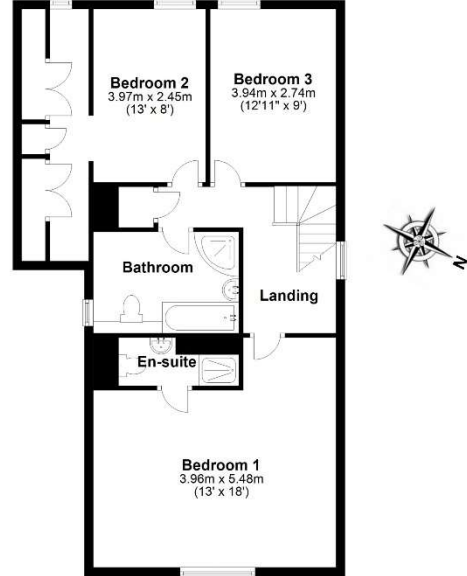


APPROX INTERNAL FLOOR AREA  
70 SQ M 755 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
149 SQ M 1611 SQ FT

This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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## First Floor



APPROX INTERNAL FLOOR AREA  
79 SQ M 856 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
149 SQ M 1611 SQ FT

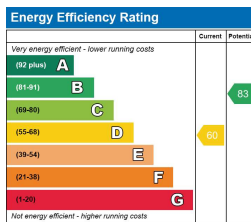
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## Features

- Beautiful 1,611 SQFT cottage
- Plenty of original charm & character
- Three reception rooms
- Three good size bedrooms
- Two bath/shower rooms
- Integrated kitchen
- Front & rear courtyard style gardens
- Private driveway
- Walking distance of the local shops
- Good access to the A12 & A130

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £3,090.75.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties 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.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

