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Signature

9 Tabors Avenue, Great Baddow
CM2 7ES



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A substantial six double bedroom, three storey detached family home, beautifully presented throughout and enviably nestled in this peaceful and sought after residential enclave of within Great Baddow.

- Six double bedrooms
- Fabulous open-plan living
- Four bathrooms
- High specification kitchen and bathrooms
- Extensively and meticulously improved and modified over the years
- Excellent transport links
- Garage and off-street parking for several vehicles
- Highly sought after location
- Easy access to Chelmsford City Centre



To the ground floor the property consists of a welcoming entrance hall, high specification modern kitchen opening on to dining area, L-shaped spacious reception room to front, home office/study, cloakroom as well as a useful utility room.

The front door provides access to the opulent entrance hall with stairs leading to the first-floor landing including generous sized cupboard underneath, cloakroom and open-plan reception room. The cloakroom consists of a low-level WC and wash hand basin. The impressive fitted kitchen overlooks the garden to rear and is well equipped, offering a comprehensive range of base and eye level units, granite work surfaces, inset sink with mixer tap, Siemens twin oven, integrated dishwasher, space for American style fridge freezer, built-in Sonos surround sound (continued in to living room) as well as a central island/ breakfast bar. This leads to the formal dining area with bi-fold doors opening on to the outside decking. To front aspect is the finely appointed reception room including a striking wood surround fireplace and bay window. There is also a multi-purpose room currently used as a home office as well as a utility room featuring additional base and eye level units, granite worksurfaces, sink with mixer taps, boiler, space for tumble dryer and space and plumbing for washing machine.

The first floor provides four bedrooms all positioned off the spacious landing and including individual air conditioning units. The main bedroom to rear benefits from double height ceilings, two dressing rooms, balcony, floor to ceiling sliding windows and Juliet balcony. There is also a sleek ensuite shower room including shower cubicle, low-level WC, and vanity wash hand basin. Lastly, there is a family bathroom with three-piece white suite including panel enclosed bath with rainfall shower over, low level WC and wash hand basin.

The top floor is home to two additional double bedrooms, storage cupboard on the landing and another family bathroom with panel enclosed bath, low-level WC and pedestal wash hand basin.









Approximate Gross Internal Area
 Main House 3085 sq ft (287 sq m)
 Outbuilding 310 sq ft (29 sq m)
 Total 3395 sq ft (315 sq m)

Disclaimer: Floorplate measurements are approximate and are for illustrative purposes only. While we do not divide the floor plate occupancy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.fennwright.co.uk

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Outside

To the front of the house is an attractive private driveway offering off-street parking for several vehicles and access to the garage.

Accessed from either side of the property is the landscaped, enclosed garden including various flower borders, mature shrubs, artificial grass and two raised decked areas. Neatly nestled away at the bottom of the garden is a self-contained studio, a perfect space for those seeking an annexe.

Location

The property is located to the south of Chelmsford City Centre in a sought-after residential position within Great Baddow. Great Baddow has a healthy range of local amenities including a post office, butchers, greengrocers, library and public house with easy access to Chelmsford City Centre with its wider range of shops, restaurants and mainline railway station serving London Liverpool Street.

Educational facilities are well catered for with Great Baddow High School located close by. It is also home to Baddow Hall Infant and Junior Schools, Beehive Lane County Primary School, Larkrise Primary School, and Meadgate County Primary Schools. Further state and private schooling can be found in Chelmsford and the neighbouring areas.

By road, the property is conveniently located with direct access into Chelmsford, the A12 (London-Ipswich bound) and A130.

Directions

Leave Chelmsford City Centre via the Army & Navy roundabout taking the third exit onto Baddow Road. Continue along Baddow Road, over a mini roundabout towards Great Baddow where Tabors Avenue can be found as a turning on the left.

Important Information

Services - We understand that mains water and electricity are Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - 56414JG





Chelmsford
01245 292100
chelmsford@fennwright.co.uk

fennwright.co.uk