

Honey Close, Chelmsford, Essex, CM2 9SP



Freehold

Asking Price Of

**£465,000**

Subject to contract

4 bedrooms  
2 reception rooms  
1 bathroom





Offered with no onward chain, detached 4 bedroom house requiring modernisation throughout

## Some details

First time to come to market since construction as our current vendors were the first family to move to Honey Close in 1973 and being sold with no onward chain

Four bedroom detached house, situated within the village of Great Baddow. The property occupies a favoured position and sits discreetly behind a selection of established trees and hedging. The property requires modernisation throughout and offers versatile accommodation. The reception hall offers access to the first floor with a useful storage cupboard below. There are two reception rooms to the ground floor and a spacious conservatory with views and access into the rear garden. To the back of the house there is a fitted kitchen with a range of wood fronted eye and base level units. There is a ground floor cloakroom which consists of wc and wash hand basin. To the first floor there are four double bedrooms and a family bathroom.

The property is approached over the drive offering parking and a single integral garage offering scope for further development, subject to the necessary planning consents.

No onward chain

### Entrance hall

not measured

### Dining room

11' 7" x 11' 4" (3.53m x 3.45m)

### Conservatory

17' 7" max x 10' 9" max (5.36m x 3.28m)

### Kitchen

10' 5" x 7' (3.18m x 2.13m)

### Sitting room

18' 7" x 10' 7" (5.66m x 3.23m)

### Cloakroom

not measured

### First floor landing

### Bedroom one

13' 2" x 10' 3" (4.01m x 3.12m)

### Bedroom two

11' 3" x 10' 8" (3.43m x 3.25m)

### Bedroom three

11' 3" x 8' 5" (3.43m x 2.57m)

### Bedroom four

8' 5" x 10' 7" (2.57m x 3.23m)

### Bathroom

not measured

### Garage

18' 1" x 8' 10" (5.51m x 2.69m)

### The outside

The property is set back from the road screened behind established hedging with a private drive leading to the front of the property, providing off road parking. This leads in turn to the single integral garage. There are gardens to the front and rear which are mainly laid to lawn interspersed with flower and shrub borders. As previously mentioned the property does offer scope for further development, subject to planning, to increase the accommodation. There is gated access to both sides of the property leading to the rear garden. The garden is predominately laid to lawn with established trees within the grounds.

### Where?

The property is situated in an established, non estate position within the village of Great Baddow. Great Baddow includes primary, junior and secondary schooling, a number of pubs, restaurants and shops catering for day to day needs. Chelmsford town centre lies approximately 2.5 miles to the north west of Great Baddow where there is a more extensive range of shopping and recreational facilities. Great Baddow offers convenient access to the A12 providing access to Colchester to the North and M25 (junction 28) to the South. For the commuter there are mainline railway stations at both Chelmsford and Ingatestone offering straightforward access to London Liverpool Street (approximate journey time 35 minutes). The property is located within close proximity to Chelmer Park, covering an area of 11.86 hectares which is ideal for those with walking or sporting interests.

### Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating – B

### Agents Note

We understand from the current owner there has been historical underpinning on the garage flooring

### Directions

From the Army & Navy roundabout proceed along Baddow Road, turning right after approximately half a mile into Beehive Lane. Continue along Beehive Lane where Honey Close will be located to the right hand side. SatNav. CM2 9SP.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01245 292 100





To find out more or book a viewing

**01245 292 100**

**fennwright.co.uk**

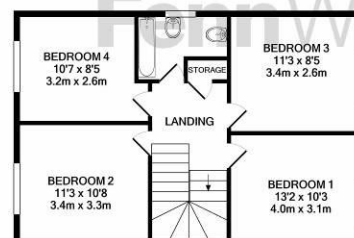
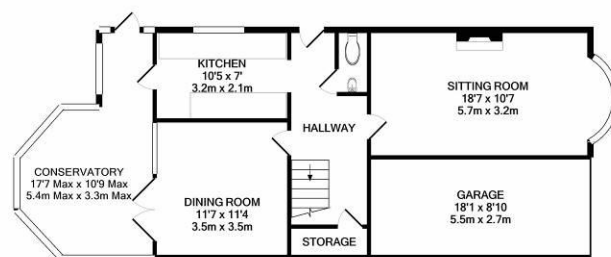
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TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

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