

11 Galleywood Road, Great Baddow , Essex CM2 8DL  
O.I.R.O £800,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set within a secluded off road position, yet centrally located in Great Baddow for local amenities is this established detached extended residence. First time on the open market since our clients purchased in 1983, this home is just one of two properties located along a private lane leading to Baddow Place. Accommodation includes five bedrooms and two bathrooms to the first floor. The impressive master suite also includes a large dressing room. To the ground floor is a large lounge, dining room, family room, study, kitchen, utility and a cloakroom. Externally, the property is set off Galleywood Road and is approached via a tarmac roadway. There is a double garage and a very private rear garden. NO ONWARD CHAIN. Energy rating D.

**Location**

Great Baddow offers primary, secondary schools and local shops as well as regular bus services to the city centre. Schools in the area include Baddow Hall Infants, Great Baddow High & Sandon Secondary. There is also Sandon Park & Ride service in to Chelmsford City Centre and train station. Chelmsford offers some of the most highly regarded grammar schools in the UK and a thriving City Centre which boasts comprehensive shopping facilities and includes the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

**FIRST FLOOR**

**Master Suite (Bedroom Area) 13'6" x 10'6" x 11'9" (4.11m x 3.20m x 3.58m)**

Dual aspect room with a window to the front and rear, two radiators, eves storage cupboards.

**Master Suite (Dressing Room) 12'9" x 11' (3.89m x 3.35m)**

Window to the rear and radiator. Door to:

**En-Suite Shower Room**

Window and ladder radiator. Suite comprising fully tiled shower cubicle, wash hand basin and wc incorporated into a vanity storage unit, large fitted mirror. Tiled floor and shaver point.

**Bedroom Two 11'1" x 9'8" (3.38m x 2.95m)**

Window to the rear and radiator. Two double fitted wardrobes with mirror fronted doors.

**Bedroom Three 9'8" x 9'6" (2.95m x 2.90m)**

Window to rear and radiator. Two fitted wardrobes and drawer storage units.

**Bedroom Four 10'6" x 7'3" (3.20m x 2.21m)**

Window to front and radiator.

**Bedroom Five 7'5" x 7'1" (2.26m x 2.16m)**

Window to front and radiator.

**Family Bathroom**

Obscure glazed window and ladder radiator. Suite comprising panelled bath with shower unit, pedestal wash hand basin. WC set into storage unit. Tiled floor and shaver point.

**Landing**

Window to front, access to roof space, airing cupboard housing hot water cylinder. Stairs to ground floor.

**GROUND FLOOR**

**Storm Porch**

Tiled canopy, wooden entrance door to:

**Entrance Lobby**

Cupboards housing meters, French style door to:

**Entrance Hall**

Double radiator, large under stairs storage cupboard, doors to most room.

**Cloakroom**

Radiator. Wash hand basin and wc set into a unit with granite top.

**Lounge 20'7" x 11'1" (6.27m x 3.38m)**

Dual aspect lounge with a window to the front and patio doors to the rear garden. Two double radiators. Open feature fireplace. Archway to:

**Dining Room 12'9" x 9'5" (3.89m x 2.87m)**

Window to rear and radiator.

**Study 7'5" x 7'2" (2.26m x 2.18m)**

Window to front and radiator. Fitted storage/book shelf unit.

**Kitchen 12'8" x 11' (3.86m x 3.35m)**

Window to rear and double radiator. Fully fitted kitchen commencing with a one and half bowl sink unit set into laminate work surfaces. Comprehensive range of fitted base and wall units with drawers. Built-in electric oven, microwave, gas hob and extractor hood above. Integrated dishwasher and fridge. Tiled floor and tiled splash backs. Door to:

**Family Room 14'5" x 11'9" (4.39m x 3.58m)**

Dual aspect room with a window to the side and double fully glazed doors with matching side windows to the rear garden, two radiators. Door to:

**Utility Room 11'8" x 5'1" (3.56m x 1.55m)**

Window to front and part glazed door to side, radiator. One and half bowl sink unit set into laminate work surfaces. Fitted base and wall units. Space for washing machine and tumble dryer. Integrated freezer. Wall mounted gas fired boiler fuelling hot water and central heating.

**EXTERIOR**

**Front**

Shrub beds, access along side of the house to rear garden, drive leading to garage. Included within the freehold is the area of land to the other side of the road way which comprises of lawn and mature trees.

**Double Garage 17' x 16'6" (5.18m x 5.03m)**

Two up and over door. Power and light connected. Loft storage above. Personal door to:

**Rear Garden**

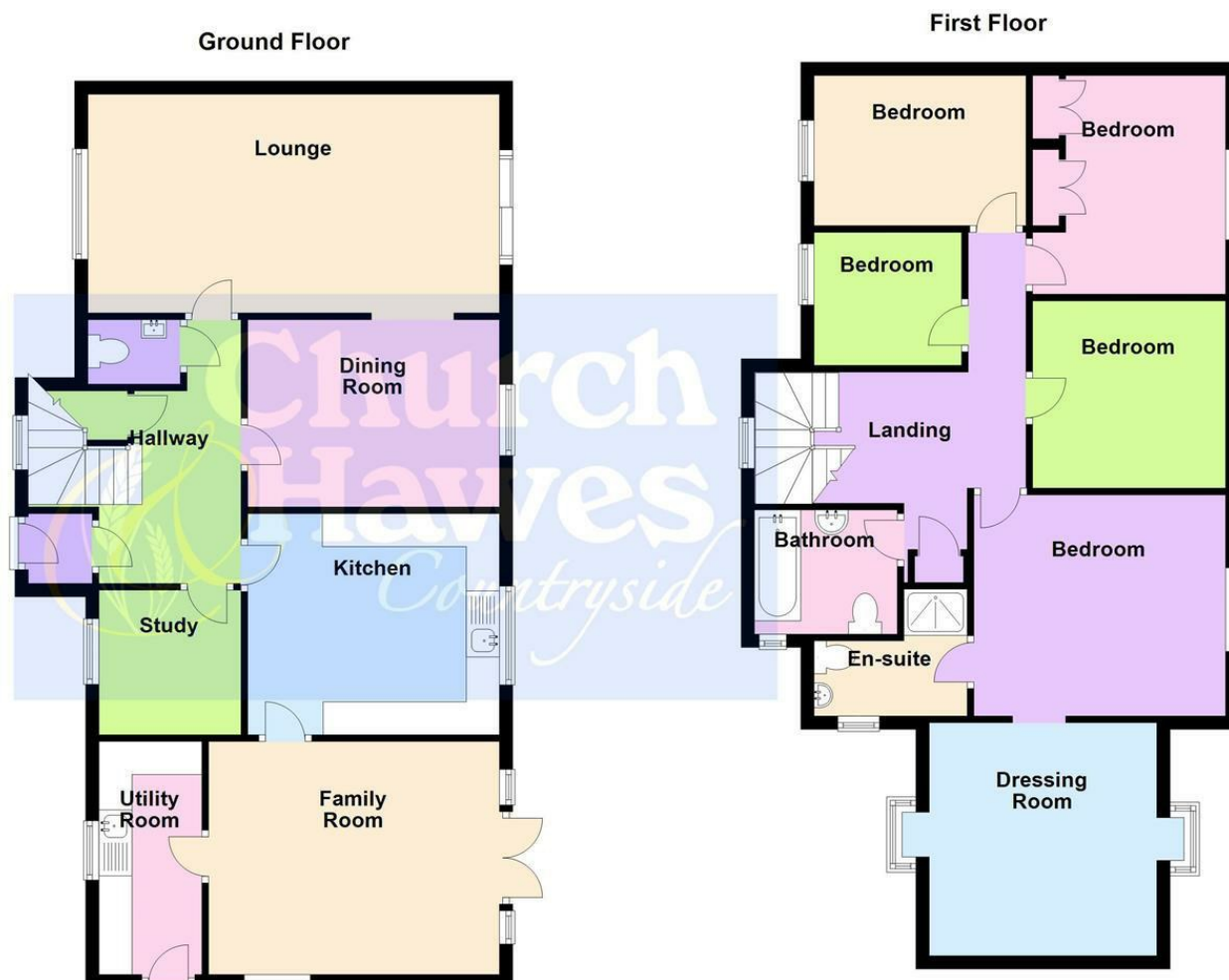
A lovely un-overlooked and most private garden. Large patio across the rear of the house leading to lawn garden. Many mature trees and shrubs to beds and borders. Timber store shed and greenhouse, courtesy lighting, water tap.

**Note from the sellers...**

The driveway is shared with Baddow House and the property next door. When Baddow House was converted into luxury apartments in 1985/6 we were relieved of any obligation to contribute to the maintenance however as good neighbours I think we decided to chip in a one sixth share! Responsibility for clearing the leaves, chestnuts, pine needles etc from our part of the driveway remains with the owner of no 11.

**Agents Notes**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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