



Robins Colam Lane, Chelmsford , CM3 4SY
£1,200,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on an expansive southerly aspect plot of approximately 0.84 acres*, this substantial detached residence occupies one of the most prestigious lanes in the highly sought after village of Little Baddow. The existing dwelling sits centrally within its plot approached by a carriage driveway and surrounded by mature gardens on all sides. There is excellent potential for extension or replacement, subject to the necessary planning consents. The current accommodation provides four bedrooms, three reception rooms, a kitchen and two bathrooms, offering flexible and well balanced living space. Little Baddow is a charming and highly regarded Essex village, surrounded by Essex Wildlife Trust woodland and heathland, offering an attractive semi-rural setting while remaining well connected. The highly regarded Elm Green Preparatory School is within walking distance, with the nearby village of Danbury providing a wider range of shops, amenities and schooling, including Heathcote Preparatory School and nursery. Both Chelmsford City, Beaulieu Park and Hatfield Peverel are within easy reach and offer mainline railway stations with direct services into London Liverpool Street, furthermore Stratford station can be reached offering access to Heathrow airport via the Elizabeth line. Chelmsford further provides an excellent range of shopping facilities, outstanding grammar schools and convenient access onto the A12. This is a rare opportunity to acquire a prime plot in one of Essex's most desirable village locations, offering significant potential to create a bespoke family home (subject to planning permission) in an exceptional setting. *subject to land survey. Energy rating F.

FIRST FLOOR

Landing

Bedroom One 16'3 x 11'10 (4.95m x 3.61m)

Bedroom Two 12' x 11'9 (3.66m x 3.58m)

Bedroom Three 12' x 9'2 (3.66m x 2.79m)

Bedroom Four 12' > 7'10 x 9'2 (3.66m > 2.39m x 2.79m)

Bathroom 7'8 x 5'4 (2.34m x 1.63m)

GROUND FLOOR

Hallway

Lounge 13'11 x 12' (4.24m x 3.66m)

Dining Room 12' x 11'10 (3.66m x 3.61m)

Reception Room 12' x 9'2 (3.66m x 2.79m)

Kitchen 12' x 9'2 (3.66m x 2.79m)

Glass Room

EXTERIOR

Rear Garden

Outbuildings

Workshop/Shed/Store, Garage (Requires Replacement)

Front Garden

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there

is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.

