



Sycamore House North Hill, Little Baddow , Essex CM3 4TB
Guide price £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £800,000 - £825,000. A MOST WONDERFUL NEW ENGLAND STYLE MODERN FAMILY RESIDENCE located within the heart of this most favoured village, close to Danbury offering an excellent nursery and other local amenities. Presented to the highest order throughout, the property affords generous living accommodation and four very good size bedrooms. Along with two reception rooms there is a wonderful contemporary kitchen, dining & family room featuring a part vaulted ceiling and bi-folding doors which lead to the wooden decking and gardens. The high specification also includes zoned underfloor heating to the ground floor with natural stone/wood flooring, Victorian style radiators to the first floor and modern oak internal doors. The property also comes with 5 years NHBC guarantee remaining. The renowned Elm Green Preparatory school is close by and historic Paper Mill Lock with it's tea rooms just a short distance away. In addition the property is situated only a short drive from two mainline railway stations offering links to London Liverpool Street and excellent driving links via the A12. Energy Rating C.

Location Note

FIRST FLOOR

Master Bedroom:- 18'0" x 14'0">10'7" (5.49m x 4.27m>3.23m)
Window and Velux window, Victorian style radiator. Range of fully fitted luxury furniture comprising wardrobes and drawer units. Door to:

En-Suite:-
Velux window, three piece suite (featuring Hansgrohe fittings) comprising fully tiled shower cubicle with glass shower screen, wash hand basin and WC. Fully tiled walls and tiled floor, extractor fan, electric underfloor heating.

Bedroom Two:- 13'8" x 13'1" (4.17m x 3.99m)
Window to front and radiator.

Bedroom Three:- 14'2" x 9'4" (4.32m x 2.87m)
Dual aspect room with window to front and side, radiator.

Bedroom Four:- 10'7" x 8'11" (3.23m x 2.74m)
Window to side and radiator. Range of fitted quality wardrobes.

Family Bathroom/W.C:- 9'3" x 5'10" (2.82m x 1.78m)
Obscure glazed window to side, chrome ladder radiator. Three piece luxury suite (featuring Hansgrohe fittings) comprising 'P' style shaped panelled bath with shower attachment over and glass splash screen. Wash hand basin and W.C. Fully tiled walls and tiled floor, extractor fan, electric under floor heating.

Landing:-
Access to partially boarded roof space via integrated ladder with gas fired boiler. Large airing cupboard housing pressurised hot water cylinder. Stairs with oak hand rail to:

GROUND FLOOR

Entrance Hall:-
Oak panelled entrance door, window, tiled floor. Note: The whole ground floor affords under floor heating. The natural stone tiled floor continues into the reception area, cloakroom and kitchen.

Reception Area:-
Window to side, under stairs storage cupboard, doors to all rooms.

Cloakroom:-
Extractor fan, two piece suite comprising wash hand basin and WC, tiled floor.

Sitting Room:- 18'2">16'0" x 11'10" (5.54m>4.88m x 3.61m)
Bay window to front and two smaller windows to side, chimney breast with fireplace/wood burner opening and flue. Solid oak flooring.

Lounge:- 18'11" x 11'8" (5.79m x 3.56m)
A lovely bright dual aspect room with a window to front and two windows to the side. Chimney breast with fireplace/wood burner opening and flue. Solid oak flooring. Double French style doors to:

Kitchen, Dining & Family Room:- 27'0" x 13'8">8'5" (8.23m x 4.17m>2.57m)
A most wonderful family room, the focal point of which is a partially vaulted ceiling and the five bi-folding fully glazed doors which lead to wooden decking and gardens. The doors afford luxurious electric blinds. Window in the kitchen area overlooking the cottage style courtyard area and three Velux windows in the vaulted ceiling. The quality kitchen commences with an under mounted one and half bowl sink unit and extensive Italian quartz work surfaces, which includes a peninsular breakfast bar style unit. Excellent range of fitted base and wall units, carousel unit and large saucepan drawer pack. Built-in Zanussi electric double oven with combination oven/microwave above, gas hob and extractor chimney above. Integrated fridge, freezer and dishwasher. Tiled floor and recessed down lighters. Door to:

Utility Room:-
Part glazed door to side leading to courtyard. Italian quartz work surface with small inset sink. Fitted larder style storage units. Cupboard housing washer/dryer. Tiled floor continued from kitchen.

EXTERIOR

Gardens:-
The property is set on the corner of 'High Pasture', within well tended landscaped gardens featuring a large wooden decked area to two sides leading to both the lawn gardens with a split level brick patio and enclosed courtyard style garden, which is perfect for entertaining. There is a pathway leading past the stunning brickwork of the property's chimney leading to various shrubs, laurel bushes and a wonderful mature Sycamore tree. There is a shingle driveway providing parking for three cars, beech mature hedging to front/side boundary with personal gate leading to High Pastures. Other features include refuse bin storage area with a small store shed, water tap and external lighting.

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.

