



Church  
21 Baddow Hall Crescent, Chelmsford, CM2 7BY  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the sought-after Baddow Hall Crescent, this beautifully presented two-bedroom bungalow offers a true turnkey finish, making it an ideal choice for buyers seeking a stylish, low-maintenance home. Featuring a spacious reception room, two well-proportioned bedrooms, and a modern bathroom, the property provides comfortable single-storey living with a practical and versatile layout.

The home will appeal to a wide range of purchasers. Those looking to downsize can enjoy the convenience of lateral living without compromising on comfort, while first-time buyers and young families will appreciate both the quality of the accommodation and the property's future potential.

Families are particularly well catered for, with the highly regarded Great Baddow High School located nearby, making the school run both simple and convenient. For commuters, the property benefits from excellent transport connections, with the A12 just moments away and Sandon Park & Ride within walking distance, providing easy access into Chelmsford city centre and its mainline railway station.

**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.

