



Ashtree Gardens
Badow Road, Chelmsford

A development by Aedis Homes
www.aedishomes.co.uk



Welcome to Ashtree Gardens

An exclusive development of just 3 traditionally designed and splendidly built detached family homes in the village of Great Baddow, Chelmsford.

Artist's impression



Situated on the highly sought after Baddow Road these delightful properties are set back with landscaped gardens, patios and planting.

Well thought out accommodation offering exceptional living space.

The Vineyards is the local shopping centre in Great Baddow and caters for your everyday needs.

The city of Chelmsford is a thriving centre of activity with a huge range of shopping facilities including The Meadows, The High Chelmer and the new Bond Street development.

There is a wide variety of coffee shops and restaurants with a weekly high street market.

The educational facilities in Chelmsford are well known for the excellent range of private and public primary and secondary schools.

Sports facilities include the Riverside Ice & Leisure Centre which hosts an ice skating rink, football, swimming and many more sporting activities.

Hylands Park is open to the public and caters for a wide range of events including V Festival.

Chelmsford railway station is under two miles from Ashtree Gardens and has fast and frequent train links, taking just over half an hour to London Liverpool Street. There is also excellent access to the London airports with Stansted 20 miles away and Southend 18 miles away.

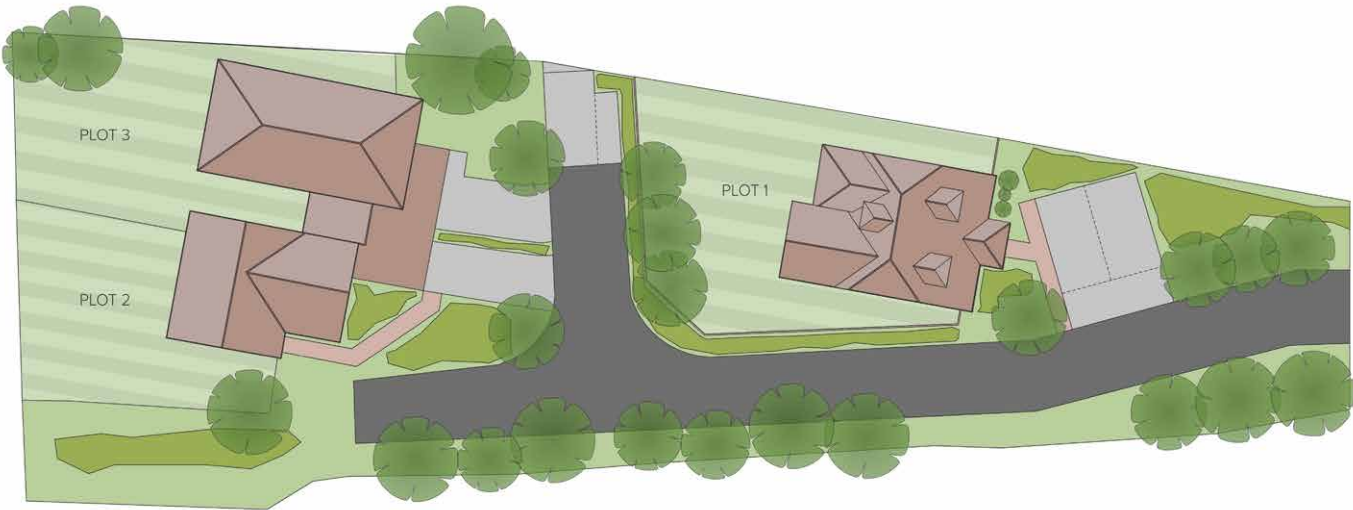


Built with attention to detail
and a great specification

- Kitchens designed by specialist Hutton Kitchens, fitted with a range of units and laminate worktops including integrated fridge freezer, dishwasher, induction hob, oven, washer/dryer
- Laminate flooring to kitchen, cloakroom, hallway, and living room to all plots
- Carpet to bedrooms, landing and stairs
- Feature fireplace to plots 2 and 3
- Mains approved smoke detectors
- White sanitary ware with chrome taps
- Ceramic tiled bathroom and en suite floors with full height tiling to bath area and shower enclosures
- Chrome heated towel rails
- Chrome door furniture
- Efficient gas central heating
- uPVC double glazed windows
- External tap
- External lighting
- CRL 10 year warranty

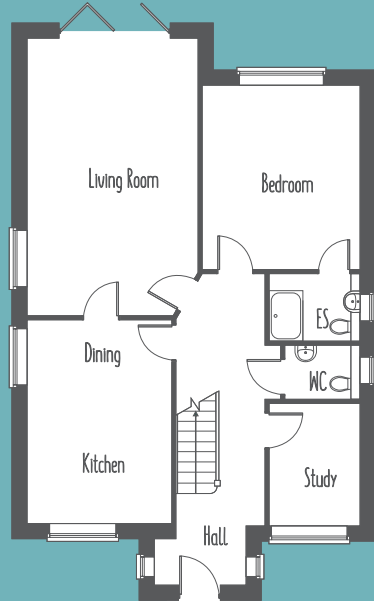


Photos of previous Aedis Homes

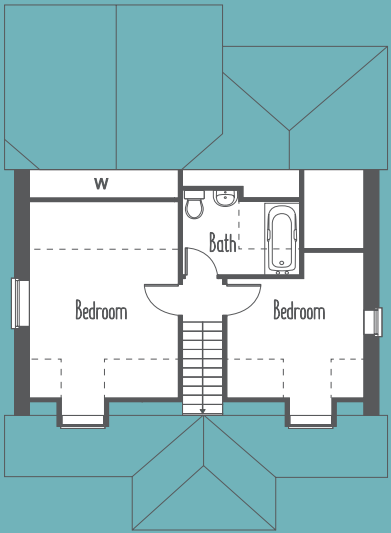


Plot 1

Ground Floor



First Floor



Artist's impression

Ground Floor

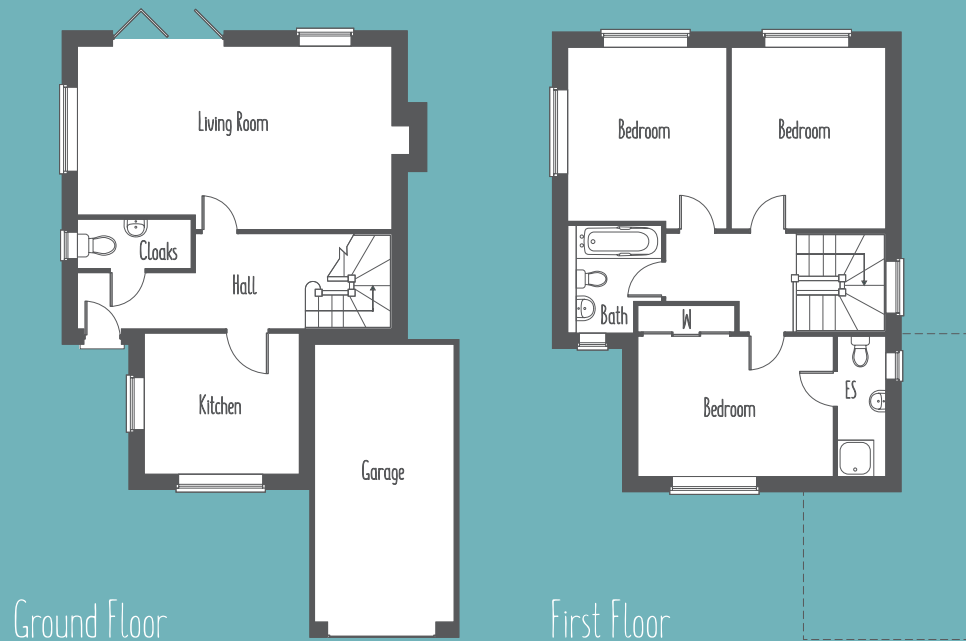
Living Room	5.95m	x	3.65m	(19'5	x	11'9)
Kitchen/Dining	4m	x	4m	(13'1	x	14'7)
Study	2.7m	x	1.9m	(8'8	x	6'2)
Bedroom 3	4m	x	3.4m	(13'1	x	11'1)
En Suite	1.9m	x	1.9m	(6'2	x	6'2)

First Floor

Master Bedroom	4.3m	x	3.1m (*PRCH)	(14'1	x	10'2)
Bedroom 2	2.9m	x	2.7m (*PRCH)	(9'6	x	8'10)
Family Bathroom	2.4m	x	2m (*PRCH)	(7'10	x	6'6)

* (PRCH) Part reduced ceiling height

Plot 2



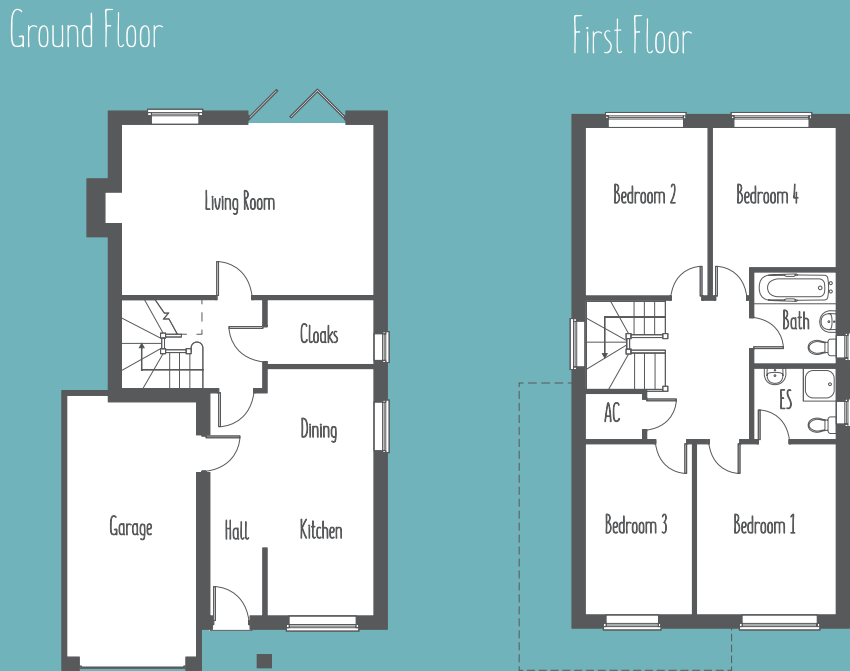
Ground Floor

Living Room	6.75m	x	3.7m	(22'1	x	12'1)
Kitchen	3.3m	x	3.15m	(10'8	x	10'3)
Garage	2.95m	x	7m	(9'6	x	22'9)

First Floor

Master Bedroom	4.1m	x	3m	(13'4	x	9'8)
En suite	3m	x	1.1m	(9'8	x	3'6)
Bedroom 2	4.05	x	3.2m	(13'2	x	10'4)
Bedroom 3	3.75m	x	3.35m	(12'3	x	10'10)
Family Bathroom	2.5m	x	1.9 m	(8'2	x	6'2)

Plot 3



Ground Floor

Kitchen/Dining	2.5m	x	5.8m	(7'8	x	19)
Living Room	4m	x	5.8m	(13'1	x	19)
Garage	2.95m	x	7m	(9'6	x	22'9)

First Floor

Master Bedroom	4m	x	3.25m	(13'1	x	10'6)
En Suite	1.9m	x	1.7m	(6'2	x	5'5)
Bedroom 2	4.05m	x	2.9m	(13'2	x	9'5)
Bedroom 3	4.05m	x	2.45m	(13'2	x	8)
Bedroom 4	2.85m	x	3.4m	(9'3	x	11'1)
Family Bathroom	1.9m	x	2.1m	(6'2	x	6'8)

Location



Directions

From the new Bond Street complex exit the roundabout onto High Bridge Road until reaching the next roundabout.

Take the 1st exit onto Parkway, proceed to the Army Navy roundabout and take the 3rd exit onto Baddow Road.

Ashtree Gardens is approx 500m up on the right just past the Texaco Garage.

For sat nav follow:
CM2 9RA.

Every care has been taken with the preparation of any property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. When the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

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