



Albion House, Braintree Road, Little Waltham

£3,000 LET BY

A stunning immaculately presented large family home offering 6/7 bedrooms, orangery, cart lodge and gardens. Conveniently located with excellent access to transport links and schools.

Quality from home to home

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Overview Summary

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Key features

- Large family home
- Kitchen/family room
- Lounge with woodburner
- Cart lodge with room above
- Carport and garage
- 8 Bedrooms
- Dining room
- Orangery
- Gardens

Local area

Little Waltham boasts an excellent primary school, as well as several pre-schools. Chelmsford has a range of excellent schools, including King Edward VI Grammar School and the County High School for Girls, as well as the renowned Felsted and New Hall schools which are within easy driving distance. There's a respected GP practice in the village. Broomfield Hospital – the region's premier hospital – is just 2 miles away. In addition, the privately-operated Springfield Hospital is close by. The parish also has 2 golf courses, Channels Golf Club and the Regiment Way Golf Centre. The county town of Chelmsford is about 4 miles to the south, offering an excellent range of shops, restaurants and social facilities, as well as a main line railway station providing a popular commuter route to L

Schools & Transport

- Braintree College, 7.55 Miles
- New Hall, 2.47 Miles
- Chelmsford Railway Station, 3.84 Miles
- Felsted Preparatory School, 4.73 Miles
- Stansted Airport, 11.38 Miles
- F K S Schools, 4.76 Miles

Further Details

Council Tax Band:

EPC Rating:D

Hatfield Broad Oak office: 01279 717929

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.







Energy Performance Certificate

Albion House, Braintree Road, Little Waltham, CHELMSFORD, CM3 3LA

Dwelling type: Detached house

Reference number: 8195-0906-9129-6176-8073

Date of assessment: 30 October 2013

Type of assessment: RdSAP, existing dwelling

Date of certificate: 04 November 2013

Total floor area: 305 m²

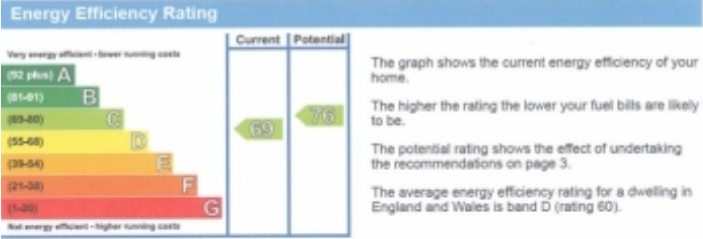
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,306
Over 3 years you could save	£ 465

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 312 over 3 years	
Heating	£ 5,244 over 3 years	£ 4,968 over 3 years	
Hot Water	£ 561 over 3 years	£ 561 over 3 years	
Totals	£ 6,306	£ 5,841	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 312	
2 Low energy lighting for all fixed outlets	£160	£ 153	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 744	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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