

bond  
Residential



bond  
Residential

The Avenue, Danbury, CM3 4QN

Council Tax Band F (Chelmsford City Council)



£750,000 Freehold

## Spacious Family Home in Prime Location

Nestled in a popular tree-lined avenue and within walking distance of the village centre and amenities, this established and well-presented detached family home offers an idyllic lifestyle for discerning buyers.

### Accommodation

Upon entering the entrance porch you are greeted by the main entrance hall. The spacious living room, featuring a charming red brick fireplace, seamlessly flows into a separate dining room, perfect for family gatherings. A separate study at the front of the house provides a quiet space for work or leisure. At the rear, the generously sized kitchen/breakfast room, complete with integrated appliances, leads into a large P-shaped UPVC conservatory, offering a delightful space for relaxation. The bathroom features a freestanding clawfoot bath and completes the ground floor accommodation.

Ascending to the first floor, you will find a generously sized landing area leading to four double bedrooms, each offering ample space and comfort. The family bathroom is well-appointed and caters to the needs of a growing family.

### Outside

The front of the property features an enclosed garden area with mature shrubs and a driveway providing off-road parking and access to the garage. The well-maintained and established rear garden extends to approximately 90ft in depth along the right hand boundary and 65ft on the left hand boundary and is approximately 40ft in width. The garden offers a high degree of privacy and includes a patio area immediately to the rear of the house, perfect for al fresco dining. A second patio area, located further down the garden, is positioned to take full advantage of the afternoon sun. The remainder of the garden is mainly lawned with flower and shrub borders and hedging.

### Location

Conveniently situated within walking distance of the village centre, Danbury offers a range of local facilities including a Co-op supermarket, Tesco convenience store, public houses, and a parish church. Excellent schooling options are available with Elm Green, Heathcote, Danbury Park, and St John's primary schools. For commuters, Chelmsford and Hatfield Peverel mainline stations are approximately 5 miles away, providing easy access to London. The A12 trunk road, linking to the M25 and beyond, is less than 2.5 miles from the property.

This delightful family home is a rare find and offers a perfect blend of comfort, convenience, and charm.

- Established and well presented detached house
- Two bathrooms
- Fitted kitchen/breakfast room
- Garage and driveway parking
- Walking distance of village centre and amenities
- Four double bedrooms
- Three reception rooms and conservatory
- Mature and private rear garden approximately 90ft max x 40ft
- Gas central heating & double glazing
- Internal viewing advised

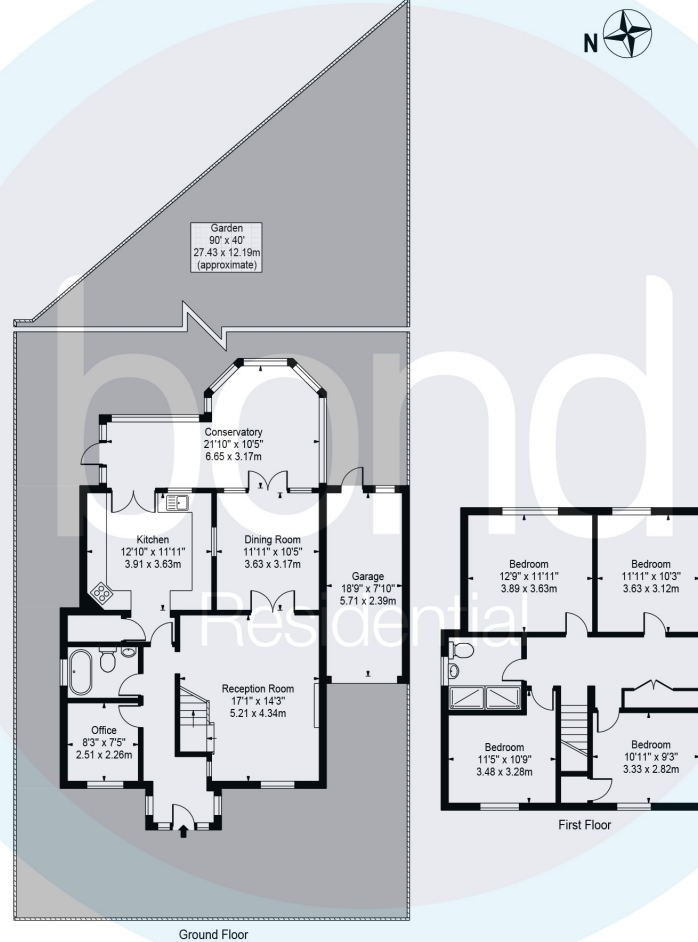








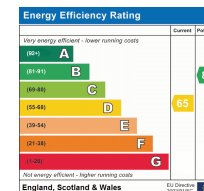
Approx. Gross Internal Area 1706 Sq Ft - 158.49 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 147 Sq Ft - 13.65 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.



10, Maldon Road,  
 Danbury, Essex, CM3 4QQ  
 Telephone: 01245 222856  
 Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)