



# The Heights, Danbury, Essex, CM3 4AG

Council Tax Band F (Chelmsford)



Guide Price £780,000 Freehold

## STUNNING FAMILY HOME IN PRIME LOCATION

GUIDE PRICE £780,000 to £800,000

Nestled in a highly sought-after area, this exquisite family home offers the perfect blend of modern living and convenience. Situated close to Danbury Park School, woodland, and the picturesque Danbury Lakes, this property is ideal for those who enjoy leisurely strolls and outdoor activities. Boasting a corner plot, this light and airy home is presented in immaculate condition and is offered for sale with no onward chain, making it ready for you to move in and make it your own.

### ACCOMMODATION

As you step inside, you are greeted by a spacious entrance hall leading to a wonderful open-plan layout featuring a generous dining area with bi fold doors leading out to the rear paved terrace. The dining area opens into a spacious bespoke fitted kitchen with a combination of granite and quartz worktops and a feature central Island unit, integrated appliances include wine fridge, dishwasher, larder fridge and freezer and a Stoves range cooker (to remain). The separate lounge and family room provide ample space for relaxation and entertainment, and the study/office provides an additional room ideal for remote working, catering to all your family's needs. For added convenience, this property includes a utility room and a ground floor cloakroom.

On the first floor there are four double bedrooms all with fitted or built in storage solutions, the principal bedroom offers a modern fitted en-suite bathroom with large walk in shower and bath and there is also a large family bathroom which also boasts a bath and separate shower.

### OUTSIDE

Externally the property has benefitted from hard and soft landscaping and enjoys a corner plot with the garden wrapping around the property, with a sheltered Indian Sandstone patio to the rear, with steps up to a terrace area which is ideal for BBQ and alfresco dining. There is a raised secluded low maintenance sitting area, with Laurel and Red Robin shrub screening, with access down the flank of the property to the front, which has an expanse of lawn expanse and is well screened by laurel hedging. Adjacent to the property there is a detached double garage with remote controlled door for convenience and a double width driveway provides additional parking for multiple vehicles.

### LOCATION

The property is conveniently situated on the periphery of Danbury village and therefore provides easy access to local shops, schools and pubs. Danbury offers a range of local facilities which include local Co-op supermarket and Tesco convenience store, public houses and a parish church. Schooling includes Elm Green and Heathcote as well as Danbury Park which is close by and St Johns primary schools. For the commuter, Chelmsford and Hatfield Peverel mainline stations lie approximately 5 miles from the village.

Chelmsford city centre offers an extensive range of shopping and leisure activities whilst Maldon town centre and South Woodham Ferrers are also within easy reach of the village. There is easy access to the A12 trunk road which links to the M25 and beyond as well as the park an ride service to Chelmsford City centre from the property.

### AGENTS NOTE

We are advised that in 1991 the property experienced some subsidence to a newly added ground floor extension, it was thought this movement occurred due to inadequate foundations and the main house remained unaffected. Remedial works were completed and certificate of structural adequacy issued and there have been no further issues since.

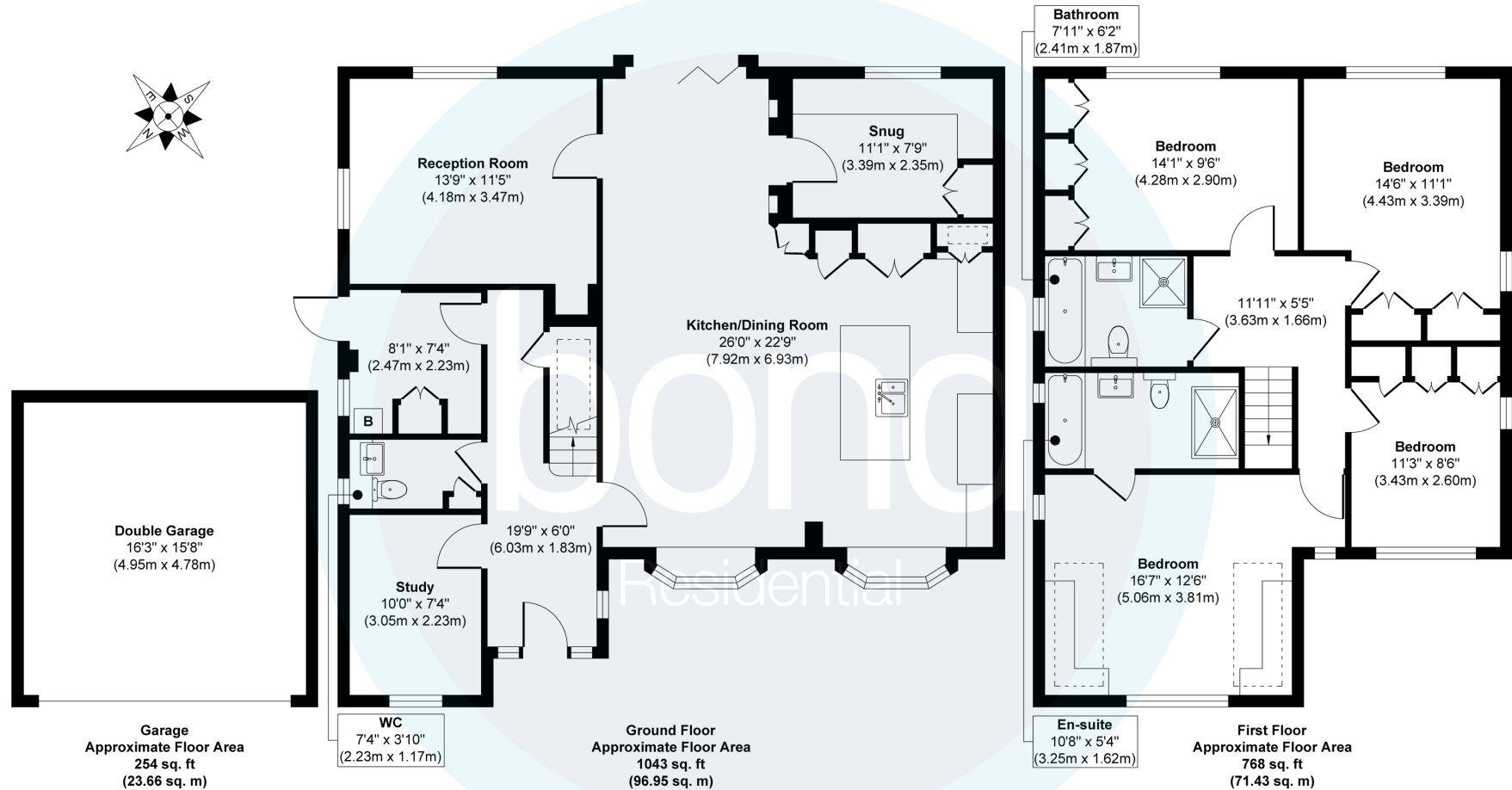
- Superbly presented detached family home
- Three separate reception rooms
- Two bathrooms and ground floor cloakroom
- No Onward Chain
- Walking distance of Danbury Park school
- Four double bedrooms with fitted or built in storage
- Stunning open plan kitchen/diner with modern bespoke units and integrated appliances
- Gas central heating and double glazing
- Double garage and driveway











**Approx. Gross Internal Floor Area**  
 Main House = 1811 sq. ft / 168.38 sq. m  
 Garage = 254 sq. ft / 23.66 sq. m  
 Total = 2065 sq. ft / 192.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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

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