



## Landisdale, Danbury, Essex, CM3 4QR

Council Tax Band F (Chelmsford City Council)



Guide £580,000 Freehold



Offered with no onward chain this extended three bedroom detached house is situated in a pleasant no through road, and enjoys a westerly rear garden unoverlooked from the rear. The property has a converted garage ideal for creating a ground floor additional bedroom with an ensuite subject to usual regulation approval, or use as an internal workshop or office, with a replacement garage adjacent.

## ACCOMODATION

The property is accessed via an extended entrance hall with full height storage cupboard and a cloakroom with a wc. To the front of the property is a reception room, ideal for family room or office or second sitting room, which leads through to the converted garage which as it is ideal for office, hobby or games room, however ideal for creating a ground floor bedroom with ensuite and a dressing room adjacent (currently reception room). There is a spacious lounge with sliding patio doors providing access to the westerly aspect rear garden. Adjacent is the dining room also with sliding patio doors to garden, with the kitchen adjacent to the dining room. From the kitchen a door leads to a lobby /utility area, which leads through to a hallway providing access to the rear of the garage as well as access to the rear garden and storage room.

## OUTSIDE

To the rear is a well maintained westerly aspect rear garden, un-overlooked to the rear, with immediate block paved patio area with retractable sun canopy which extends out to the edge of the patio. Adjacent is a further patio area leading to the timber shed. There is a lawn expanse, edged with flower beds planted with a wide spectrum of shrubs including evergreens. The rear boundary of the property is edged by a 2m high artificial bank, landscaped with shrubs and topped with a 1.5m high clipped yew hedge, preventing overlooking, and screening the roofs of the housing estate on the other side. There is a side access via a timber gate ideal for bin storage and for accessing the front of the property.

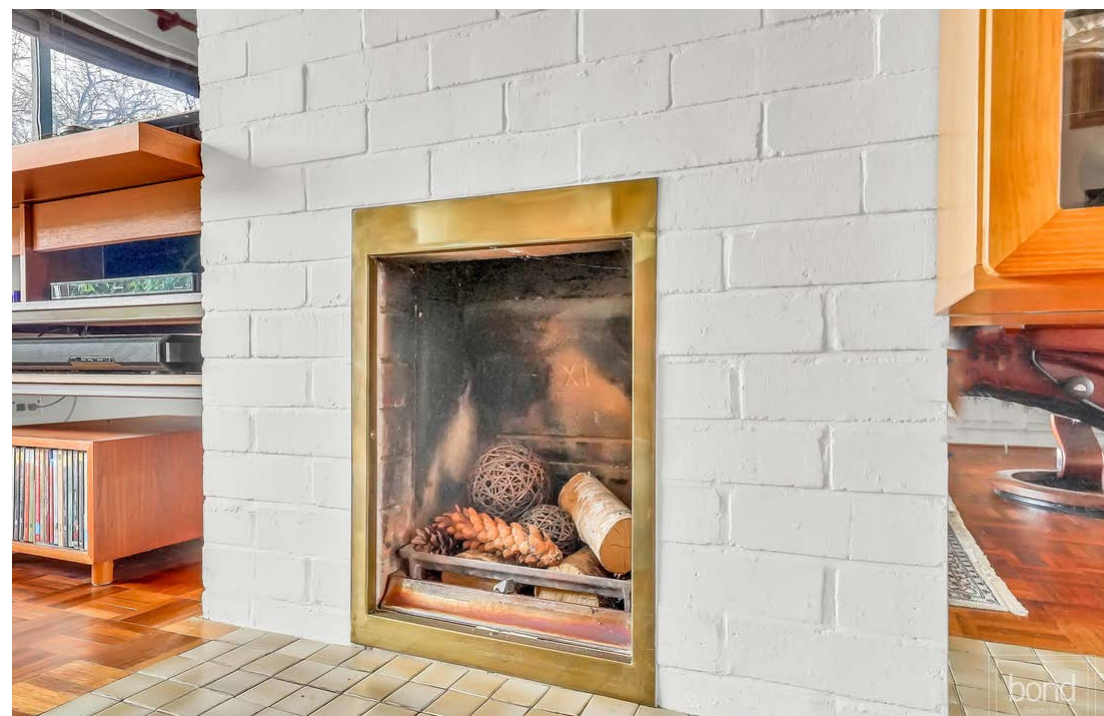
The frontage of the property has dropped kerbs at each end, with a planted area between, providing parking at present for 3 cars and, potentially, a turnaround and parking for 4 cars as well as providing access to the single garage.

## LOCATION

The property is conveniently situated on the periphery of Danbury village within walking distance of 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 and sports centre. Schooling includes Elm Green and Heathcote as well as Danbury Park 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. The A12 trunk road which links to the M25 and beyond is less than 2.5 miles from the property

- Extended Detached House
- Converted garage plus additional garage
- Kitchen & utility room plus additional store
- Potential for ground floor bedroom and ensuite
- Easy access to village centre and amenities
- Westerly aspect rear garden
- Extended spacious entrance hall with storage
- Ground floor cloakroom wc
- Pleasant no through road location
- No onward chain

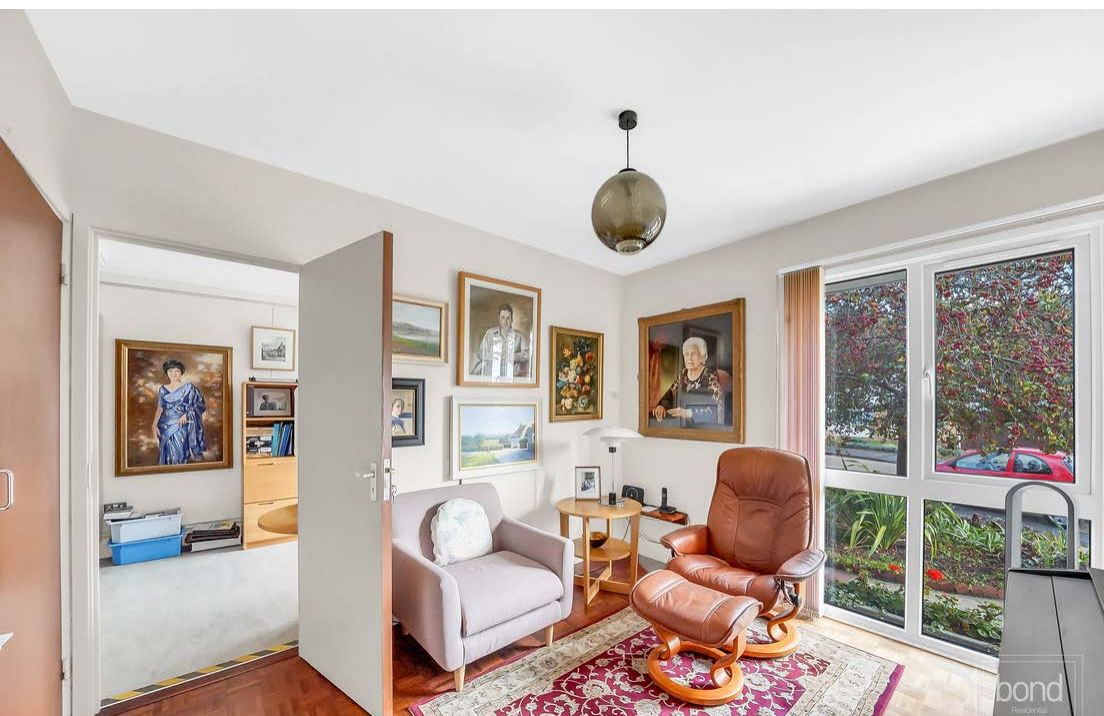






















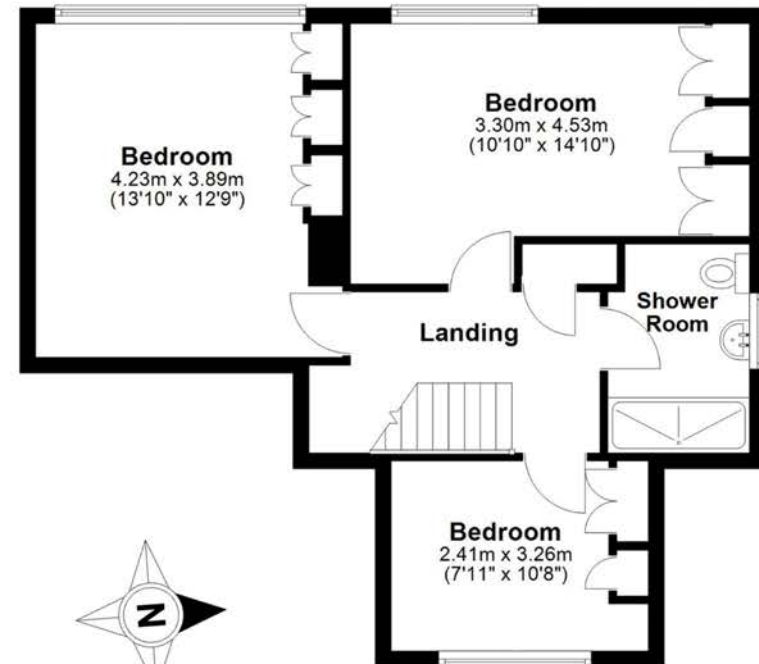




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 157 SQ M (1690 SQ FT) (Includes Garage)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate **NOT** to be used for valuation purposes.

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

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