

bond
Residential



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The Avenue, Danbury, CM3 4QN

Council Tax Band G (Chelmsford City Council)

 3  4  3

£799,950

An older style detached home located within a tree lined avenue within easy walking distance of the village centre which has benefitted in the past from a two storey rear extension along with significant internal reconfiguration to provide spacious accommodation perfectly suited for modern family living.

ACCOMMODATION

The accommodation commences on the ground floor with a central entrance hall, a ground floor cloakroom provides added convenience, the spacious living room features fireplace with gas fire and there is a separate study or playroom. The accommodation at the rear enjoys an outlook over the rear garden and is a spacious open plan kitchen/dining and family space. The kitchen area features a large central island with breakfast bar seating, units are modern handleless units in white gloss with soft close doors and contrasting granite worktops and upstands. Integrated appliances include a gas hob with extractor fan, electric oven, separate steam oven with microwave and warming drawer, integrated dishwasher and washing machine.

The first floor features four double bedrooms with the principal and guest bedrooms benefitting from en-suite showers, a Jack & Jill en-suite / family bathroom serves the remaining bedrooms. The home also benefits from gas central heating and double glazing.

Outside to the front of the property a block paved drive provides off road parking for several cars as well as access to the attached garage. The rear garden measures extends to approximately 80' x 40' and features a large paved terrace with the remainder being laid to lawn with fenced boundaries. At the far end of the garden, the current owners have added a modern garden room which has provision for internet as well as built in storage. It is currently used as a home office space but lends itself to a variety of uses.

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.

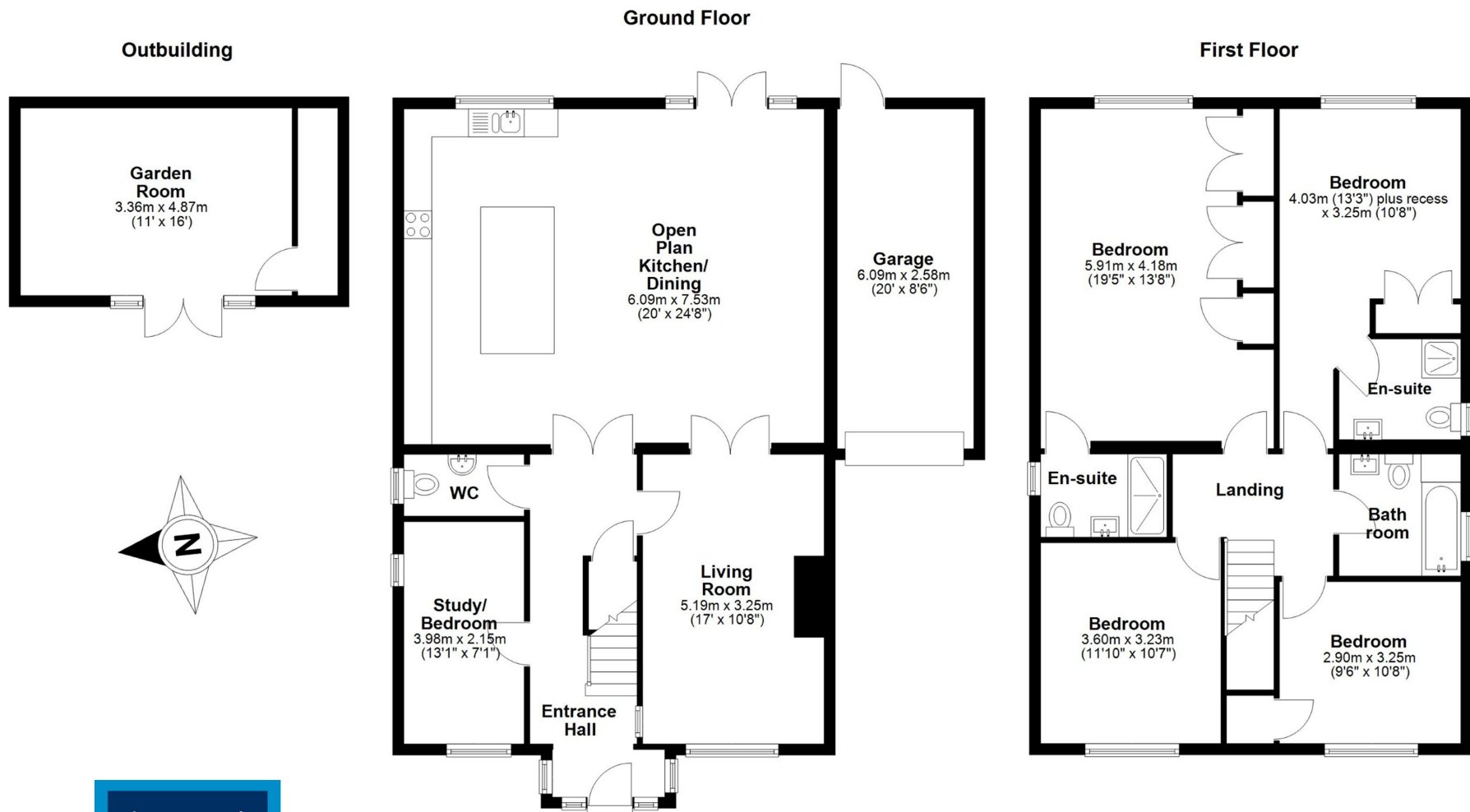
- Well presented four bedroom detached family home
- Spacious living room with feature fireplace
- Stunning open plan kitchen/diner/family room
- Spacious and modern garden room with built in storage and internet connection
- 0.13 acre plot with approximately 80ft x 38ft rear garden
- Three bathrooms and ground floor cloakroom
- Study / Playroom
- Fitted kitchen with island unit and integrated appliances
- Gas central heating and double glazing
- Garage and driveway parking for several cars











APPROX INTERNAL FLOOR AREA 190 SQ M (2040 SQ FT)

OUTBUILDING 19 SQ M (210 SQ FT)

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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