

bond  
Residential



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Hay Green, Danbury, CM3 4NU

Council Tax Band H (Chelmsford City Council)



Guide Price £900,000 - £950,000 Freehold



## GUIDE PRICE £900,000 - £950,000

Occupying a generous quarter of an acre sized plot and nestled in a highly sought-after tree lined cul-de-sac within a few minutes of the village centre. This much-improved three/four bedroom detached home offers versatile and extended accommodation with two first floor bedrooms and a ground floor master bedroom with en-suite and study/4th bedroom.

### ACCOMMODATION

The ground floor welcomes you with a large inviting entrance hall and a modern cloakroom. The spacious living room overlooks the beautifully landscaped rear garden, providing a serene backdrop for relaxation with a log burner to provide a focal point and cozy environment in the winter. The ground floor playroom could be utilised as home office space and adjoins the modern kitchen/breakfast room which features a german kitchen with ivory gloss cabinet doors and integrated appliances, including an induction hob, electric oven, dishwasher, and fridge/freezer. The separate dining room features a glazed roof lantern with sliding doors opening onto the rear garden and connects to the utility room, study/bedroom 4 and a large UPVC conservatory featuring bi-folding doors that also overlook the rear patio and gardens beyond. The ground floor space is completed by the principal bedroom with fitted wardrobes and an en-suite bathroom. The first floor offers two generously sized double bedrooms and a family bathroom with a four-piece white suite.

The property also boasts UPVC double glazing and sunflow electric radiators and energy efficiency of this home is improved thanks to over 20 solar panels located on the roof.

### OUTSIDE

Set on an overall plot extending to around a quarter of an acre, the stunning rear gardens enjoy a south-easterly aspect and measure approximately 80' x 75' (24.38m x 22.86m). They provide a tranquil outdoor space which enjoys plenty of sunlight and also features a large summer house. A mature oak tree set within the rear garden is protected by a TPO.

The front of the property features an in/out driveway with extensive parking an EV charging point and detached garage.

### LOCATION

Located within a few minutes' walk of Danbury village centre, the property is close to popular schools such as Elm Green, Heathcote, St.Johns and Danbury Park. Local amenities include a Co-op & Tesco convenience stores, public houses, and a parish church. For commuters, Hatfield Peverel and Chelmsford's mainline stations are approximately 5 miles away, offering services to London Liverpool Street. Chelmsford city centre, Maldon town centre, and South Woodham Ferrers are also within easy reach.

- Versatile detached home offering three/four bedrooms
- 24ft living room with separate dining room, playroom and office
- Stunning UPVC Conservatory with bi-fold doors to garden
- Quarter of an acre plot with south east facing rear aspect
- Detached garage, parking and EV charging point
- Ground floor master bedroom with en-suite bathroom
- Modern fitted kitchen/breakfast room with integrated appliances
- Ground floor cloakroom and first floor bathroom
- Electric heating and double glazing
- Reduced energy costs from over 20 solar panels











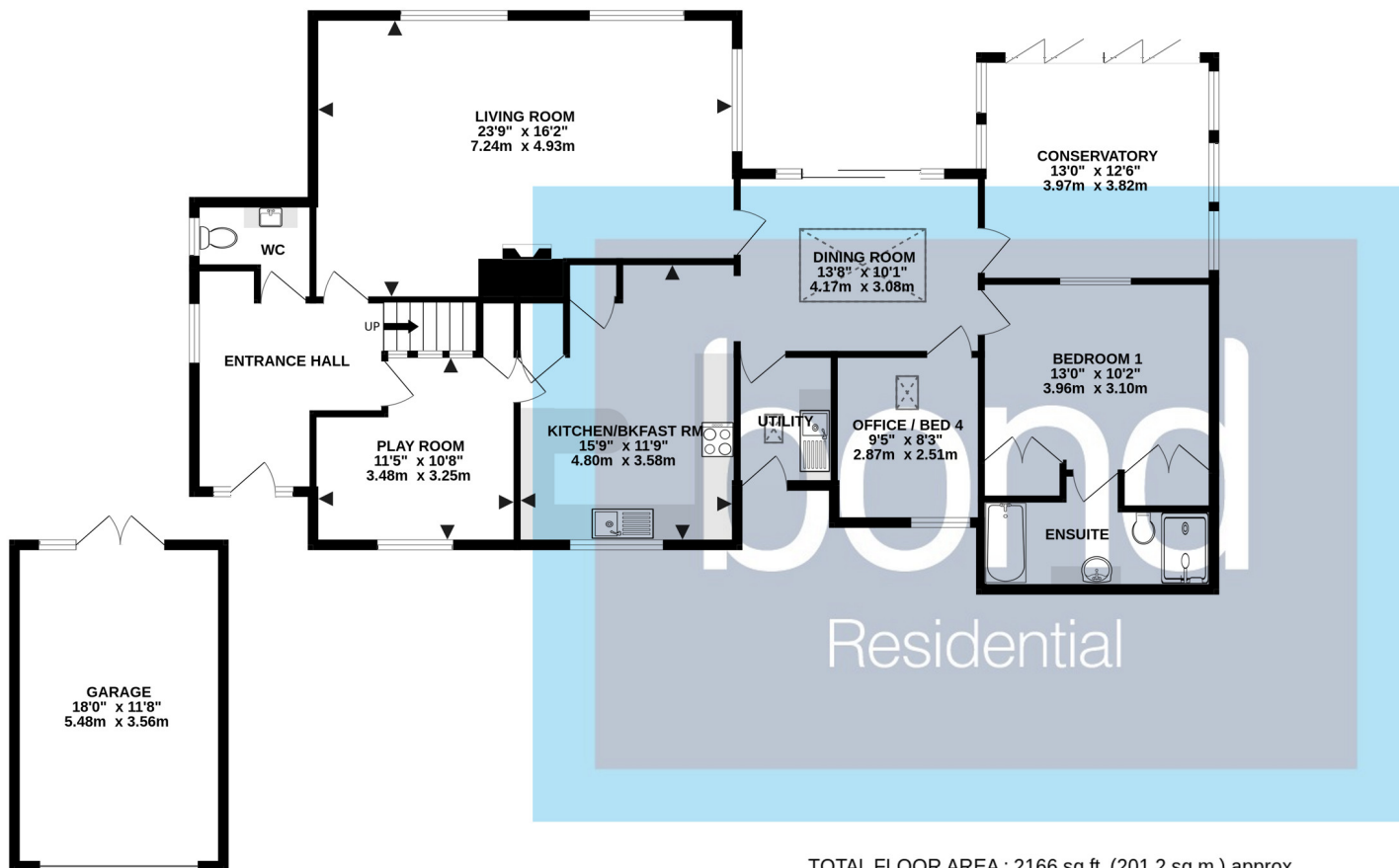




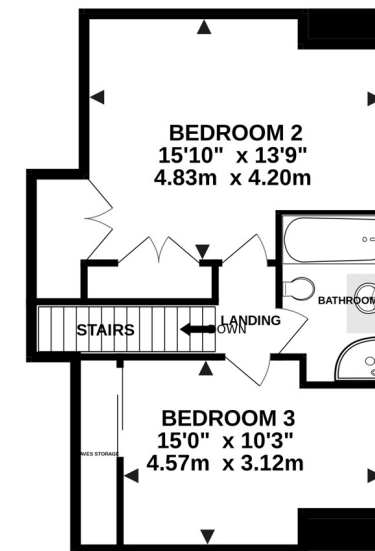




GROUND FLOOR  
1651 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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