



Runsell Lane, Danbury, CM3 4NZ

Council Tax Band F (Chelmsford City Council)



£625,000 Freehold

This delightful link-detached family house is nestled in a highly sought-after residential area opposite Scrubs Wood which forms the Danbury Ridge Nature Reserves - a wonderful mosaic of woodland, common, heathland, streams and bogs maintained by Essex Wildlife Trust.

ACCOMMODATION

This property is offered for sale with no onward chain and provides a blend of comfort and style, making it an ideal choice for those in search of a spacious and inviting living space. The ground floor accommodation features an inviting entrance hall, ground floor cloakroom and useful study. A generous reception room located to the rear of the property features a woodstove and overlooks the side and rear gardens. There is a good sized kitchen/dining space with integrated hob and oven. The first floor landing provides access to four double bedrooms with three of the rooms featuring built in or fitted storage solutions. The front facing bedrooms enjoy views of the woodland opposite and a spacious separate shower room services all four bedrooms.

Externally, the property enjoys a corner plot position with the overall plot extending to approximately 0.12 of an acre. The corner plot also creates an additional garden which extends to side of the property and opens into the rear garden providing a perfect outdoor space for entertaining or quiet relaxation. There is a useful storage shed which will remain. To the front of the property there is small lawned area which is bordered by a low privet hedge, a block paved driveway provides driveway parking and access to a semi integral garage.

LOCATION

The property is conveniently situated in this sought after location within walking distance of the village centre and its local shops, schools and pubs. Schooling includes Elm Green and Heathcote as well as Danbury Park and St Johns primary schools. For the commuter, mainline stations lie within 4-5 miles with the options of Hatfield Peverel, Beaulieu Park and Chelmsford. 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.

- Stunning location opposite Danbury Ridge nature reserves
- Study & spacious living room with wood burner
- First floor shower room & ground floor cloakroom
- Gas central heating
- Garage and driveway parking
- Four double bedroom link detached home
- 20ft kitchen/diner with integrated hob and oven.
- Generous corner plot of 0.12 acre
- No onward chain

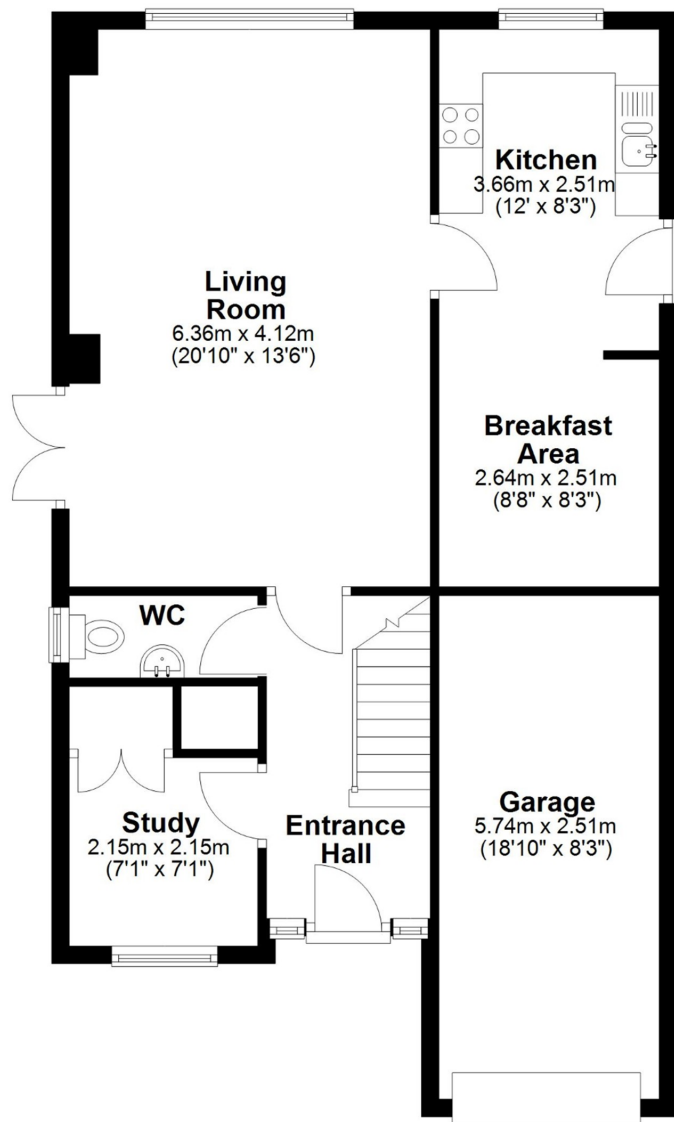




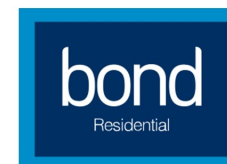
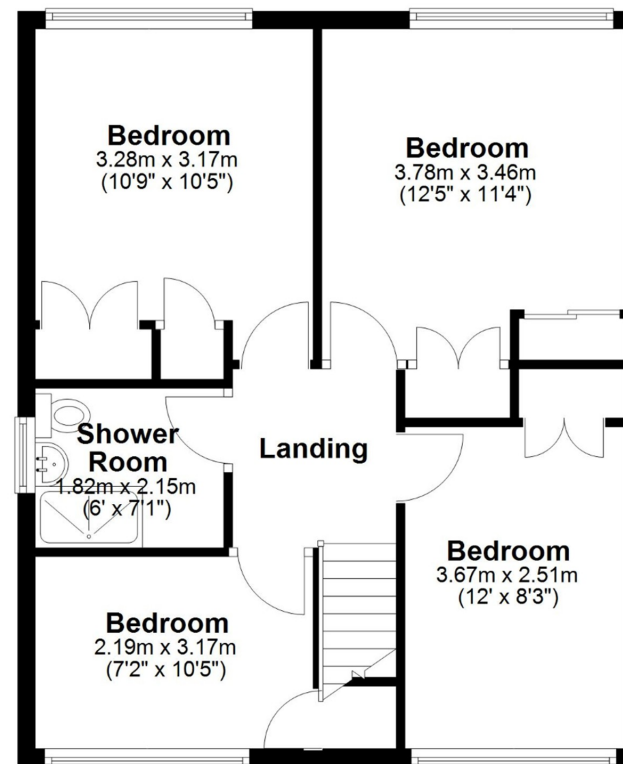




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 129 SQ M (1390 SQ FT) (Inc 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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