



Runsell View, Danbury, Essex, CM3 4PE

Council Tax Band D (Chelmsford City Council)



Guide Price £375,000-£400,000 Freehold

GUIDE PRICE £375,000 - £400,000

This two bedroom bungalow is situated at end of a cul-de-sac, walking distance to the local woodland and village centre and is offered with no onward chain. The property has an entrance lobby, lounge, bathroom, bedrooms with fitted furniture, conservatory, rear garden with large shed/workshop, solar panels with feed in tariff and benefits from replacement double glazing.

ACCOMMODATION

The property is accessed via UPVC double glazed door into entrance lobby area, lounge with full height double glazed window to front and fireplace with log burner, kitchen with fitted units, NEFF hob and double oven, cupboard housing water tank with immersion heater, and door providing access to side. There is an inner lobby, two double bedrooms one with built in bedroom furniture the other with free standing wardrobes that are included, and a bathroom with large shower, wash basin on vanity unit and wc. The main bedroom has french doors open to a conservatory which spans the width of the property, double glazed with French doors opening to the rear garden.

OUTSIDE

The property is set back off the road, providing a front garden with lawn and driveway, and is suitable for seating area. There is a single garage with a roller shutter door, power connect via a separate RCD unit. To the rear is a garden with substantial timber shed and workshop with power connected. There is access down the flank of the property to the front.

LOCATION

The property is conveniently situated within walking distance of the Village Centre as well as local woodland. 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 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

- End of cul de sac location
- Driveway and garage with roller shutter door
- Walk to the village and access to the local woodland walks
- Solar panels and feed in tariff
- No onward chain
- Conservatory
- Long frontage set back off the road
- UPVC replacement double glazing and electric heating



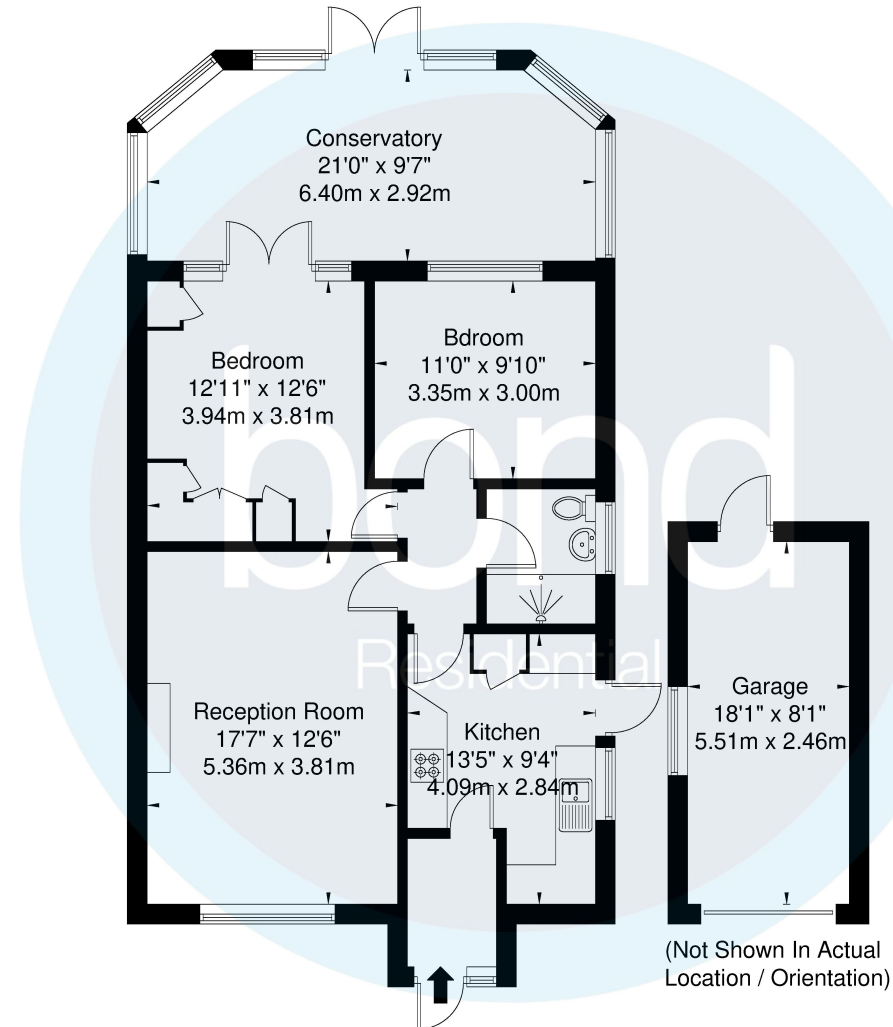




Approximate Gross Internal Area = 86.1 sq m / 926 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 99.6 sq m / 1071 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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