



Mill Lane, Danbury, CM3 4HY

Council Tax Band E (Chelmsford City Council)

 2  4  2

£750,000 Freehold

ACCOMMODATION

A much improved and extended family home which is located in this popular non estate location within walking distance of the village centre, local schools and amenities.

The ground floor accommodation features underfloor heating throughout and commences with a welcoming reception hall which provides access to cloakroom, utility room and a separate living room. The rear extension provides a stunning 25ft x 25ft open plan kitchen/ dining/ family room perfectly suited to fulfil the needs of the modern family living. This functional room provides ample living and dining space and features a large roof lantern with bi-fold doors across the rear which provide access to a large patio area with the landscaped garden providing a perfect backdrop. The kitchen area features bespoke modern units with a large central island with breakfast bar. Integrated appliances include a 5 ring gas hob, twin electric ovens, an integrated dishwasher and space for an american style fridge/freezer.

The current owners have made improvements to the layout of the first floor so that it now provides four double bedrooms with the principal bedroom featuring built in wardrobes and a contemporary en-suite shower room in addition to the family bathroom.

Externally there is parking for two cars to the front of the property with an EV charging point. The rear garden has been thoughtfully landscaped to include a large patio area for entertaining and a lawned garden. Overall the garden extends to approximately 90ft x 40ft and is un-overlooked.

LOCATION

The property is conveniently situated within walking distance of Danbury Village Centre which offers a range of local amenities 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.

- Walking distance of village centre and amenities
- Large entrance hall with cloakroom
- Four double bedrooms with en-suite to principal bedroom
- Gas central heating & double glazing
- Off road parking with EV charging point
- 1920's Much Improved & Extended Family Home
- Stunning 25' x 25' open plan kitchen/dining/family room
- Modern family bathroom
- Underfloor heating to ground floor
- 90ft x 40ft landscaped rear garden



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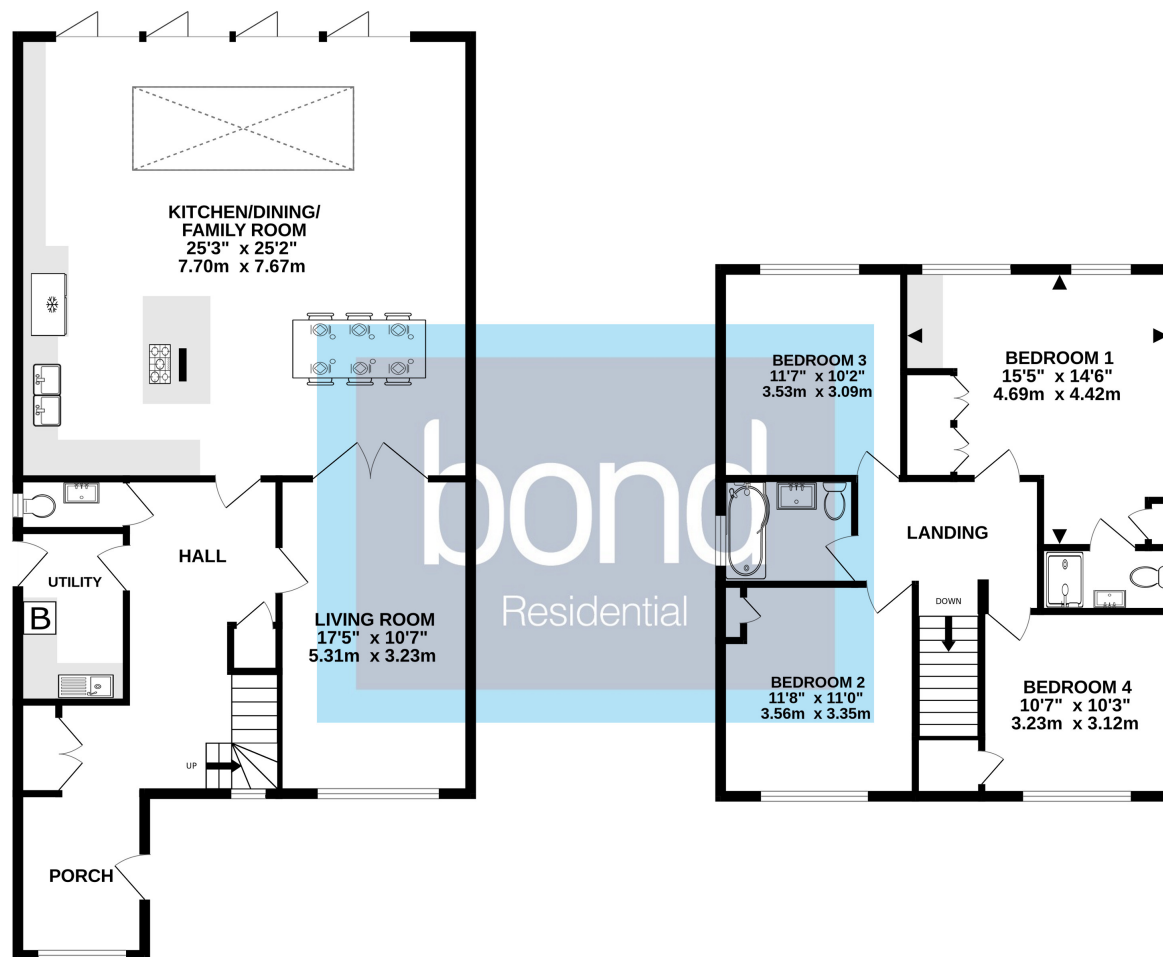






GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.

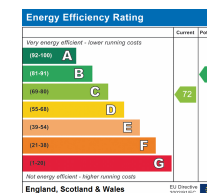
1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (171.0 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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