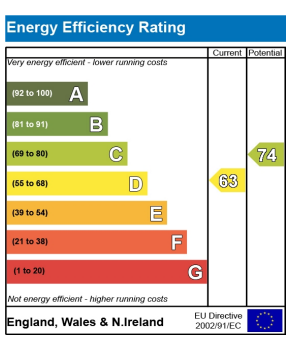
Hoynors, Danbury, CM3 4RL

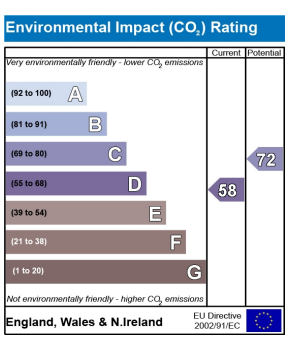
Energy Efficiency Rating D

2 4 2

Offers in Excess of£450,000

Hoynors, Danbury, CM3 4RL





ACCOMMODATION

A modern detached family home offering extended ground floor accommodation and located on a no through road within walking distance of Danbury Village Centre and local amenities. The property offers potential to improve and offers entrance hall, cloakroom, kitchen/breakfast room, good size living room, sitting room/study with four bedrooms and a family bathroom on the first floor. Outside there is a garage and driveway providing off road parking for 2 cars with a 60ft west facing rear garden which has been landscaped.

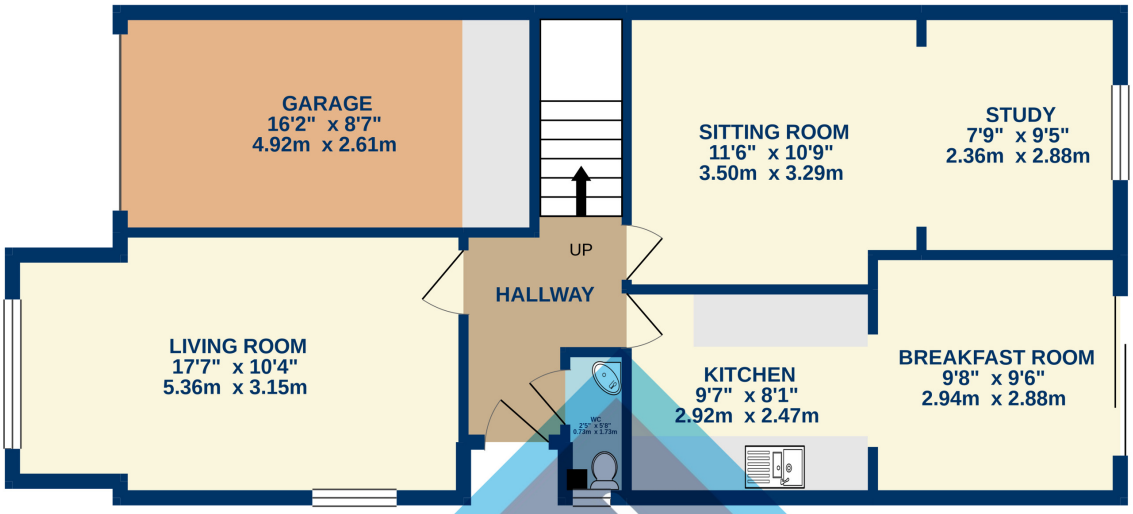
LOCATION

The property is located in this popular development and is on a no through road. The village centre is within walking distance and offers a range of local facilities which include the popular schools of Elm Green and Heathcote as well as Danbury Park and St John's Schools. Amenities within the village of Danbury include a local co-op and Tesco express supermarket and pharmacy, tea rooms, public houses and a parish church, woodlands and parks. For the commuter, Chelmsford's mainline station lies approximately 6 miles to the west of the village with a convenient park and ride. Chelmsford city centre offering a more extensive range of shopping and leisure activities. The riverside towns of Maldon and South Woodham Ferrers are also within easy reach of the village offering supermarkets and recreational facilities.

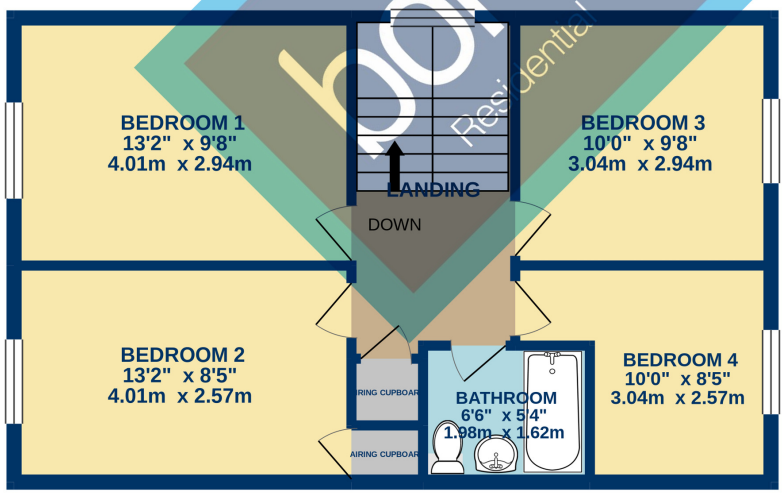
- **Modern Detached Family Home with Extended Accommodation**
- **Living Room**
- **Sitting Room with Study area**
- **Fitted Kitchen & Dining Area**
- **Four bedrooms**
- **Family Bathroom & Ground Floor Cloakroom**
- **Garage with additional off road parking**
- **Gas Central Heating & Double Glazing**
- **60ft West Facing Rear Garden**
- **No Onward Chain**
- **Walking distance of local shops and bus routes**

FLOORPLAN

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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.
Made with Metropix ©2020

bond Residential
01245 222856
www.bondresidential.co.uk
10 Maldon Road, Danbury, CM3 4QQ

The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.