



# Horne Row, Danbury, Essex, CM3 4JN

Council Tax Band E (Chelmsford)

 2  3  1

£627,500 Freehold

Nestled in a private road close to woodland with footpaths and bridleways, this refurbished period cottage offers a perfect blend of traditional charm and modern amenities. The property is accessed via a stable style door to the entrance lobby with space for coats and shoes with adjacent convenient cloakroom. The entrance lobby leads through to the living area comprising dining room with an inviting Inglenook fireplace for cosy evenings by the fire, opening out to a separate sitting room adorned with engineered wood flooring throughout, and French doors leading out to the side. From the dining room there is access to the spacious fitted kitchen and breakfast room with French doors opening out to the rear garden and stable style door leading to the side. There is ample space for a table and chairs ideal for hosting family meals and entertaining or enjoying a quiet morning coffee. A separate utility/laundry room provides convenience and functionality.

Upstairs, three double bedrooms offer ample space for a growing family or visiting guests. The family bathroom is equipped with a bath and shower, catering to all family needs. The property enjoys modern facilities benefiting from gas radiator heating and double glazing, ensuring comfort and energy efficiency throughout the year.

Step outside to discover a generous garden spanning approximately 100ft in depth with patio and decking ideal for al fresco dining. Beyond is a lawn expanse with flower and shrub beds, complete with a timber summer house situated to the rear of the garden. This cottage boasts charming characterful features and modern upgrades, offering the best of both worlds for discerning buyers seeking a harmonious blend of old-world charm and contemporary living. Don't miss the opportunity to make this charming period cottage your own and experience the joys of countryside living with all the modern comforts you desire.

## LOCATION

The property is conveniently situated on the periphery of Danbury village within walking distance of local shops, schools and pubs, footpaths and Bridleways. 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.

## AGENTS NOTES

The property has a flying freehold associated with the neighbouring property. Details available on request.

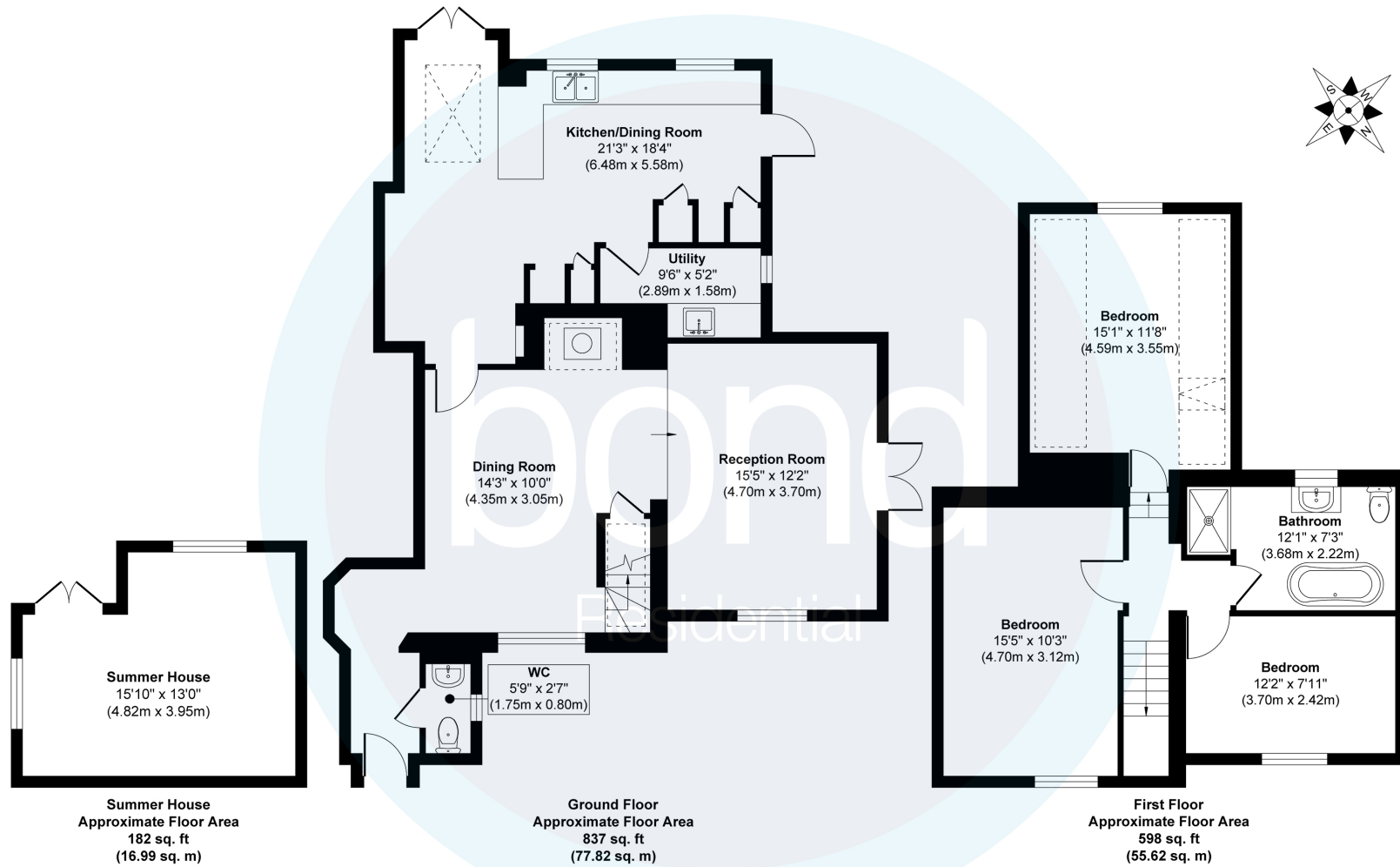
- Refurbished Period Cottage
- Separate Utility / Laundry Room
- Separate Sitting Room with French Doors
- Family Bathroom with Bath and Shower
- Garden Approximately 100ft with Summer House
- Spacious Kitchen Breakfast Room
- Dining Room with Inglenook Fireplace
- Three double bedrooms
- Gas Radiator Heating and Double Glazed
- Set off Private Road Close to Woodland











**Approx. Gross Internal Floor Area 1617 sq. ft / 150.43 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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