



Pump Lane, Danbury, CM3 4JP

Council Tax Band C (Chelmsford City Council)



£325,000 Freehold

Nestled on a tranquil private road, OFFERED WITH NO ONWARD CHAIN this delightful two-bedroom semi-rural cottage offers the perfect blend of rustic charm and modern convenience. As you approach the property, you are greeted by a useful entrance porch that leads into a cosy sitting room, complete with a charming period iron fireplace ideal for cosy winter nights. From here a door leads to an inner lobby with stairs to the first floor and though the generous kitchen diner adorned with wood flooring, gas cooker with extractor and storage cupboards. Adjacent to the kitchen, a practical utility room provides additional storage and laundry facilities as well as a stainless steel sink unit and drainer and tiled flooring.

Upstairs, you will find two well-proportioned bedrooms and a bathroom complete with bath with shower facility wc and wash hand basin.

Externally, the property boasts a compact parking space at the front and additional shared parking bay for up to four vehicles. The rear garden is in excess of 50ft in depth a true gem, featuring a brick outbuilding and a timber shed, offering ample storage and workshop space. Rear access adds an extra layer of convenience especially for garden maintenance and outdoor activities.

The cottage is well-connected to essential utilities, including gas, electric, water, and mains sewerage. Modern living is further enhanced by Hive-controlled gas radiator heating, ensuring your home is always at the perfect temperature year round.

The proximity to nearby woodland provides a tranquil feel and opportunities for leisurely walks and outdoor adventures. Despite its semi-rural setting, the cottage offers easy access to the village centre and nearby bus staging points, making commuting and daily errands straightforward.

Whether you are a first-time buyer, a small family, or looking to downsize, this charming cottage offers a unique opportunity to enjoy the best of both worlds—peaceful country living with modern amenities close at hand.

LOCATION

DANBURY

The property is conveniently situated within walking distance of the Village Centre. 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.

- No Onward Chain
- Sitting Room
- Utility Room
- Parking
- Hive Gas Radiator Heating System
- Two Bedroom Cottage
- Kitchen Dining Room
- Upstairs Bathroom
- Approximately 50 ft Rear Garden
- Private No Through Road



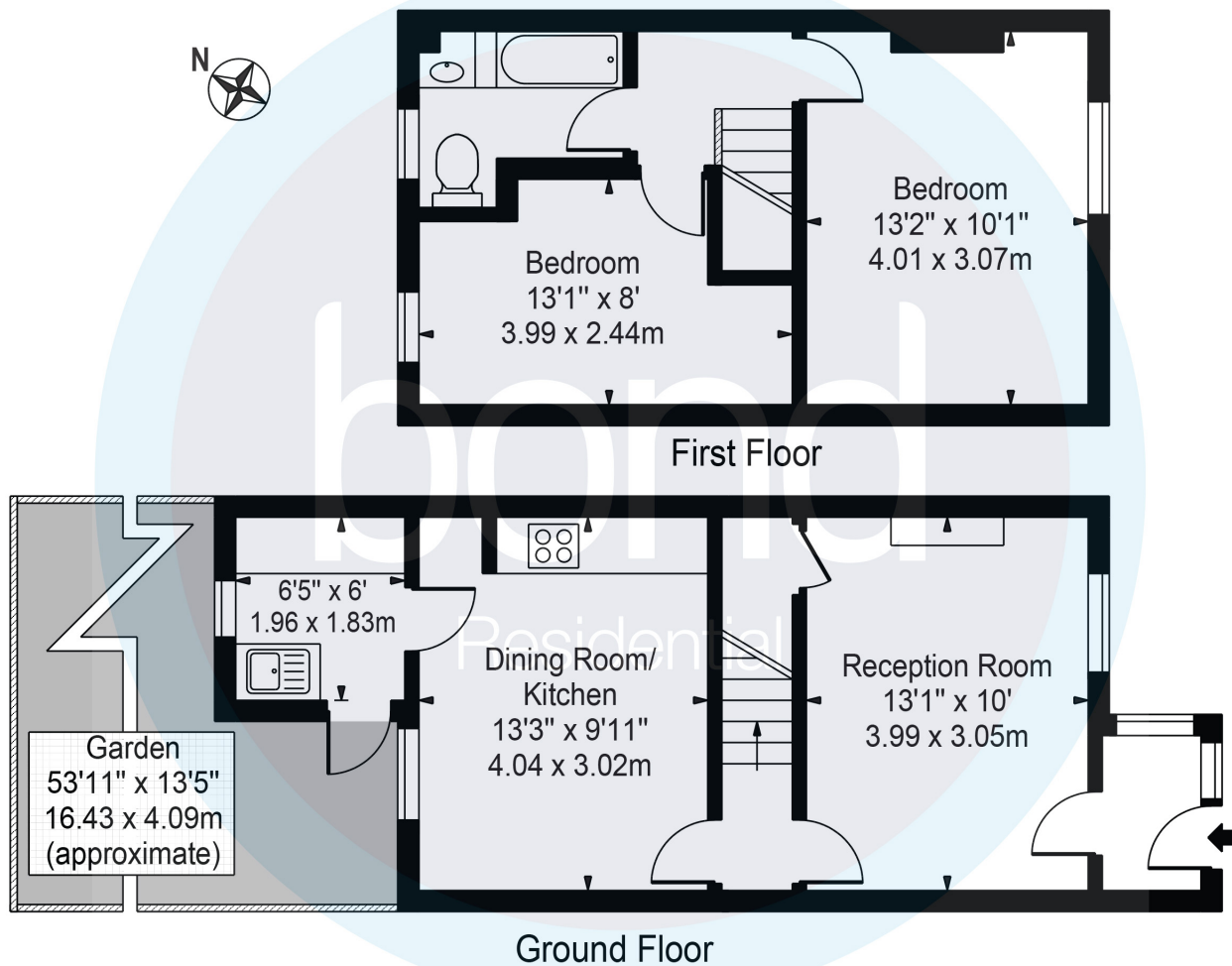






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Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



For Illustration Purposes Only - Not To Scale

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