



# Florence Cottage, Runsell Green, Danbury, Chelmsford, Essex, CM3 4QZ

- TWO BEDROOM COTTAGE
- LOUNGE WITH LOG BURNER
- GROUND FLOOR BATH/SHOWER ROOM
- FITTED KITCHEN
- PRINCIPAL BEDROOM WITH VAULTED CEILING
- OFF ROAD PARKING
- EXPOSED BEAMS
- REAR GARDEN
- POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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Located within the popular village of Danbury is this well presented cottage that offers a wealth of character and charm with many exposed beams. The accommodation comprises of an entrance lobby, lounge with log burner, white suite bath/shower room and a kitchen/dining room to the ground floor with two bedrooms to the first floor with the principal bedroom having a vaulted ceiling. The property further benefits from gas central heating, off road parking for one vehicle and an enclosed rear garden.

The property is located on the edge of Danbury village being within close proximity of local schools, shops, the Warren golf course and the Anchor pub. Chelmsford City centre is approximately 6.5 miles distance that offers a comprehensive range of shopping facilities, entertainments and mainline station with services to London Liverpool Street. (Council Tax Band - D)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance lobby.

### ENTRANCE LOBBY

Door leads into the lounge.

### LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m)

Window to front, log burner with brick surround, access to the inner lobby and access to the kitchen/dining room.

### KITCHEN/DINING ROOM

16' 9" x 6' 3" (5.11m x 1.91m)

Fitted with a range of base and wall mounted storage cupboards, windows to side and rear, ceramic sink unit, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven and gas hob with extractor over, door to rear garden.

### INNER LOBBY

Understairs storage cupboard, door to bath/shower room and stairs rising to first floor.

### GROUND FLOOR BATH/SHOWER ROOM

8' 6" x 6' 0" (2.59m x 1.83m)

Obscure window to side, panelled bath, independent shower cubicle, low level wc, wash hand basin, heated towel rail.

### FIRST FLOOR LANDING

Doors to both bedrooms

### BEDROOM ONE

14' 4" x 11' 0" (4.37m x 3.35m)

Window to front, loft access.

### BEDROOM TWO

9' 5" x 6' 5" (2.87m x 1.96m)

Window to side.

### EXTERIOR

To the front of the property there is parking for one vehicle. The garden has a wooden shed, outside tap and has been laid to lawn with flower and shrub borders.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED.

### VIEWINGS

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.




# FLOORPLAN & EPC



**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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