

bond  
Residential



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Hyde Lane, Danbury, CM3 4QT

Council Tax Band G (Chelmsford City Council)



Guide Price £470,000 Freehold



Offered with no onward chain and suitable for cash buyers only. This three bedroom detached bungalow is set on a corner plot of 0.32 acre and enjoys a southerly aspect garden. The executors acting on behalf of the estate have confirmed that following investigations in 2023 it has been identified that the existing property has suffered from moderate subsidence (reports and documentation available).

Due to the anticipated repair costs it is considered that the most viable option is to replace the existing dwelling with a similar or larger home subject of course to usual planning approval.

## ACCOMMODATION

The existing accommodation provides a reception hall, L shaped open plan lounge/diner, kitchen, utility room, three bedrooms with en-suite to the main bedroom and a separate shower room.

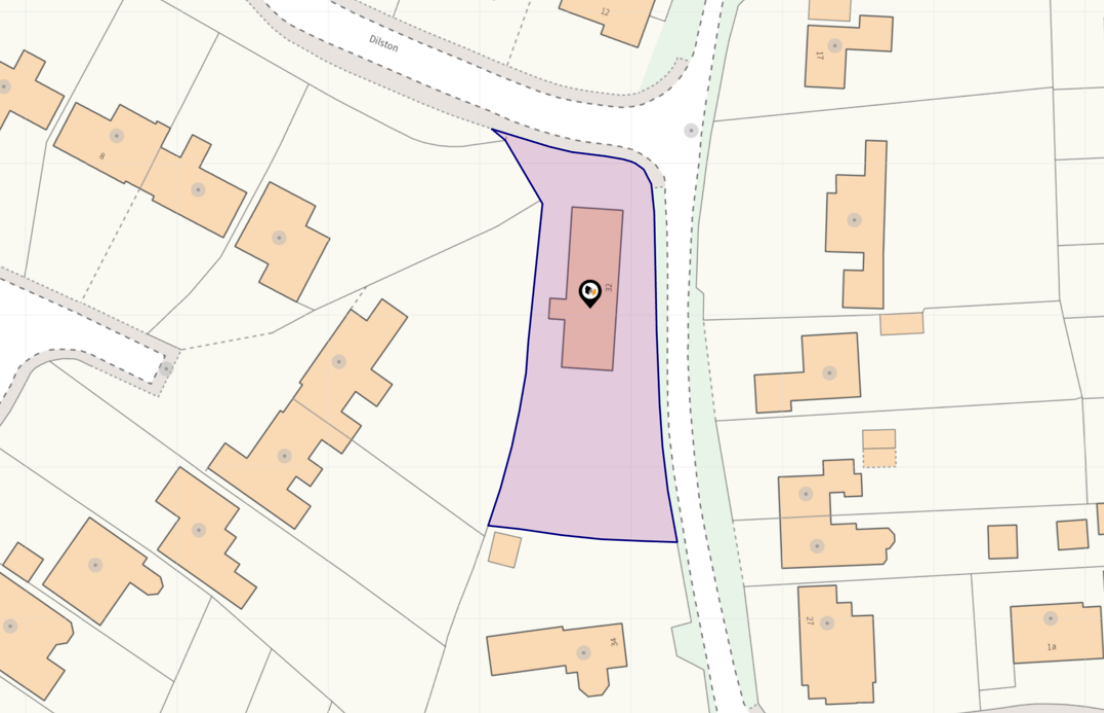
Externally the property has a driveway to the front, leading to an attached double garage which has adjacent storage facilities and wc with outside access. To the rear is an established lawned garden with patio which enjoys a southerly aspect.

## LOCATION

The property is conveniently located within walking distance of the village centre with a range of local shops, schools and pubs. For the commuter, Chelmsford and Hatfield Peverel mainline stations lie approximately 5 miles from the village and provide services to London in 30-40 minutes. Less than 6 miles is Chelmsford city centre which offers an extensive range of shopping and leisure facilities. The A12 which links to the M25 and beyond and Sandon park & ride station are within 2.5 miles of the property.

- Cash Buyers Only
- Development Opportunity to replace existing dwelling (S.T.P.P)
- L-shaped lounge/diner
- Three bedrooms
- Shower room plus separate wc
- No onward chain
- Detached bungalow which has suffered from subsidence
- Corner plot of 0.32 Acre overall
- Kitchen and separate utility room
- Principal bedroom with en-suite
- Double garage







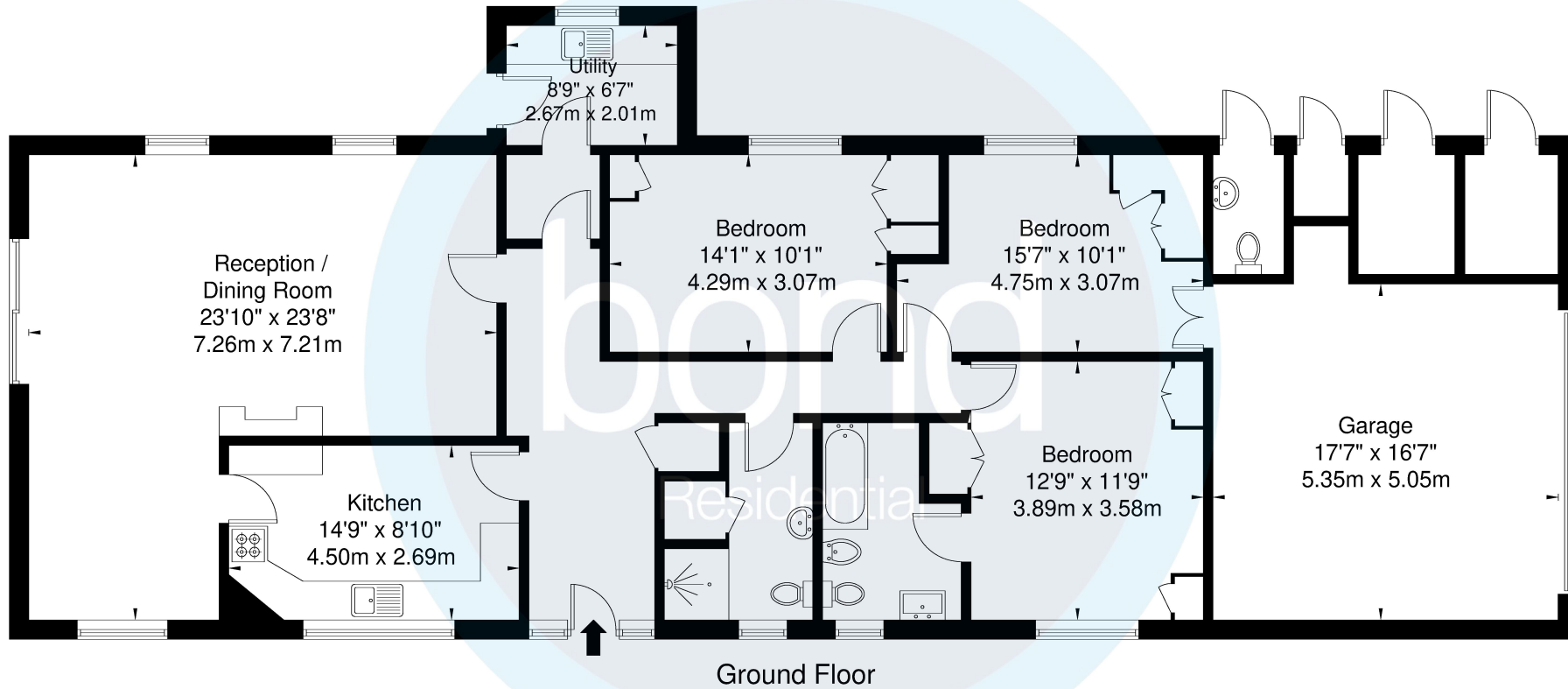








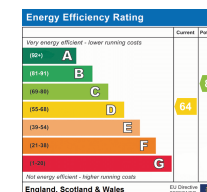
Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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