

bond  
Residential



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Cherry Garden Lane, Danbury, CM3 4QP

Council Tax Band F (Chelmsford City Council)



Offers in excess of £1,250,000 Freehold



## ACCOMMODATION

Offered with no onward chain, built in 2012 this individual family home offers highly deceptive accommodation with internal space approaching 3,600 sq ft (277 sq m) . The property is entered via an impressive double height reception hall with central oak and glazed staircase which provides access to cloakroom, three reception rooms and a well appointed kitchen/breakfast room with integrated Neff appliances and adjacent boot room. Leading from the kitchen the current owners have created a spacious family room which opens on to the large decked seating area and has a utility area with a door leading through to the garage . Above the garage and family room the owners have converted the spacious loft area into a fifth bedroom and games room which features a glass floor overlooking the family room below.

On the first floor the galleried landing provides access to four large bedrooms and a large family bathroom. The principal bedroom features air conditioning and a large dressing room with extensive fitted wardrobe space and an en-suite shower. Bedroom two also features an en-suite.

The home features gas central heating with underfloor heating in the kitchen/breakfast room and en-suite shower rooms, there is also double glazing with hardwood windows and doors.

Outside the overall plot extends to 0.24 of an acre and features a gated entrance into a large shingle drive which provides parking for numerous cars and access to the garage. To the rear of the property there is a large enclosed decked seating area complete with a covered outdoor bbq and bar area with outside sink. The main garden extends along the side of the property and is fully enclosed and lawned with a raised decking area and inset swim spa.

## LOCATION

The home is located in a sought after leafy lane within walking distance of the charming village centre. Danbury is well known as an area of outstanding beauty with National Trust Woodland, Danbury Common and Danbury Lakes providing popular areas for dog walkers, runners and leisure pursuits. The village provides a range of local amenities and is renowned for its excellent local schools which are within easy reach of the property. There are regular bus services to the nearby town of Maldon and the City of Chelmsford which provides excellent shopping and recreational facilities as well as mainline station with services to London Liverpool Street.

- Impressive five bedroom detached family home
- First floor games room
- Spacious utility room and separate boot room
- Family bathroom and two en-suite shower rooms
- Garage and driveway parking for several cars
- Four reception rooms
- Fitted kitchen/breakfast room with integrated appliances and underfloor heating
- Principal bedroom with en-suite and dressing room
- Overall plot of 0.24 acre with south facing rear aspect
- Outdoor bbq & bar area and Swim Spa

















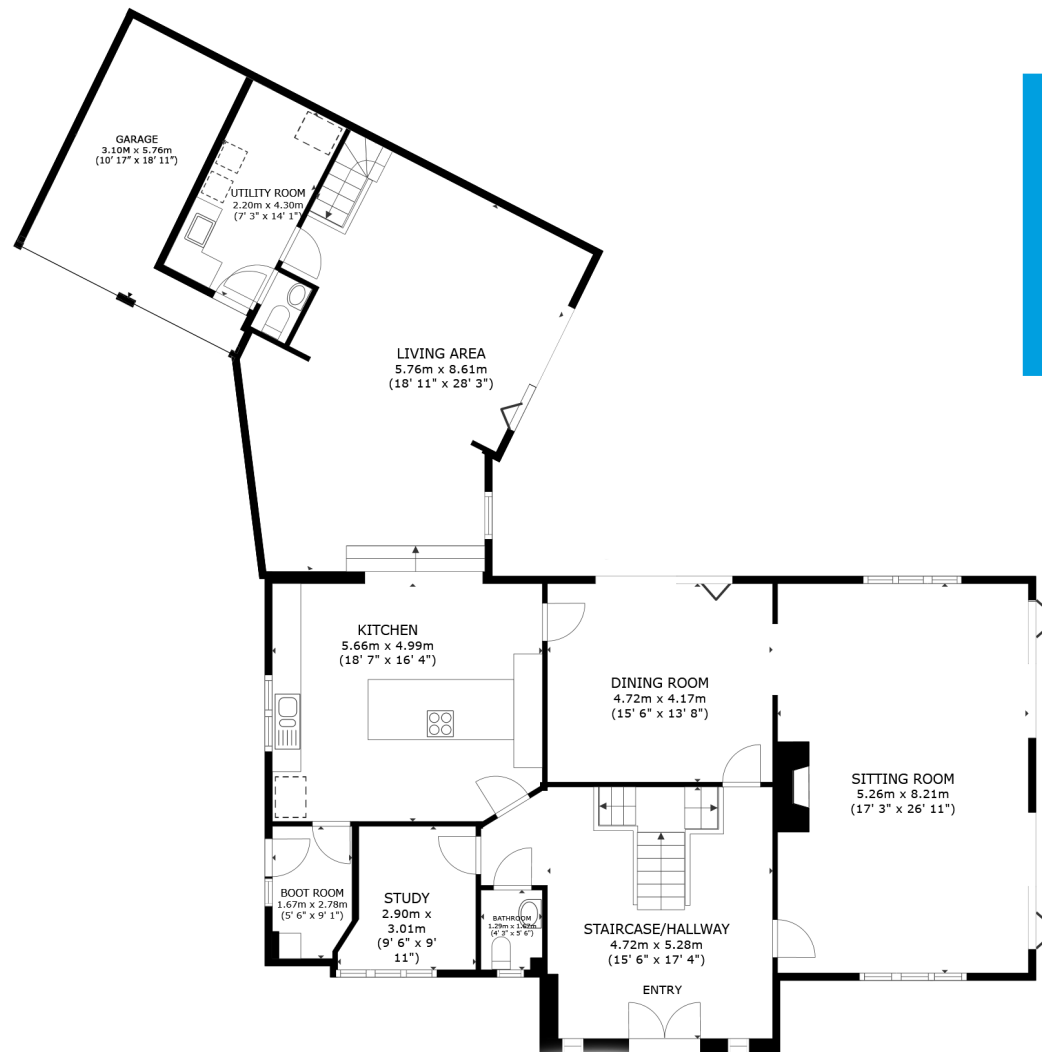












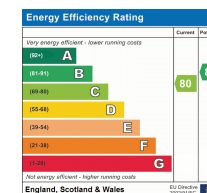
**GROSS INTERNAL AREA**  
**FLOOR 1** 209.2 sq.m. (2,252 sq.ft.) **FLOOR 2** 131.7 sq.m. (1,417 sq.ft.)  
**EXCLUDED AREAS :** REDUCED HEADROOM 17.9 sq.m. (193 sq.ft.)  
**TOTAL : 340.9 sq.m. (3,669 sq.ft.)**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

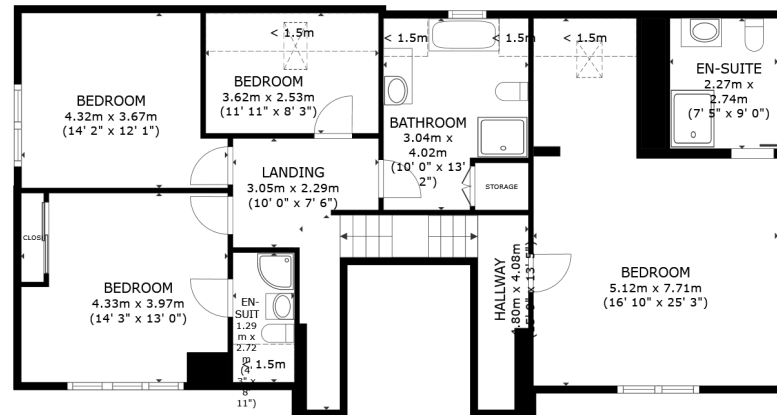
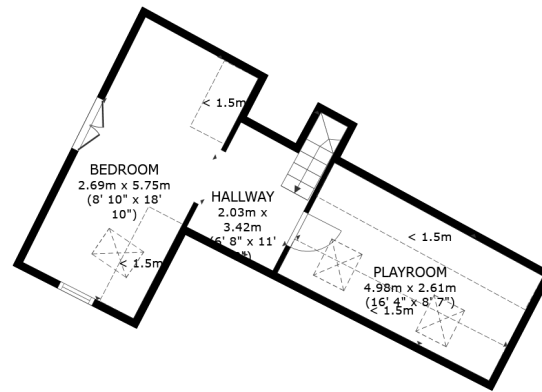


10, Maldon Road,  
 Danbury, Essex, CM3 4QQ  
**Telephone: 01245 222856**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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NOT TO SCALE (REFER TO PLAN)