



The Common, Danbury, CM3 4EE

Council Tax Band F (Chelmsford City Council)

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Offers in the region of £725,000 Freehold

ACCOMMODATION

This character detached home is well presented throughout and has been extended and improved over the years to provide deceptively spacious accommodation and we therefore recommend internal viewing to appreciate everything this wonderful family home has to offer.

The accommodation comprises on the ground floor with an entrance porch and hallway. The home features several ground floor reception rooms which include the main living room, sitting room and a separate study, in addition at the rear of the house there is a large garden room which enjoys a westerly aspect and provides a great family area and dining space which means the ground floor provides a great deal of flexibility for how the space is used. A kitchen, utility room and ground floor shower room complete the ground floor.

On the first floor there are three bedrooms with a separate shower room.

Outside there is driveway parking for 2/3 cars and the rear garden extends to approximately 50ft x 50ft in size and enjoys a westerly facing aspect.

LOCATION

The property is superbly located directly opposite Danbury Common and surrounded by land designated as "Site of Special Scientific Interest by Natural England".

The ever popular tourist attraction which is Danbury lakes is within a few minutes drive and the village centre itself is within walking distance and 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. There is also a sports and social club with tennis courts and bowling green less than 5 mins walk from the property. 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 NOTE

We are advised by the present owners that in 2003 the front eastern corner of property showed evidence of subsidence. An insurance claim was submitted and following further investigations it was deemed necessary to complete remedial works which included underpinning this part of the property in 2009. A 12-year structural guarantee was provided and no further issues have occurred since those works were completed.

- Detached character property
- Fitted kitchen with integrated appliances and separate utility room
- Three first floor double bedrooms
- Ground & first floor shower rooms
- 50ft x 50ft west facing rear garden
- Three spacious reception rooms
- Separate utility room
- Study / ground floor 4th bedroom
- Gas central heating & double glazing
- Off road parking for 2/3 cars

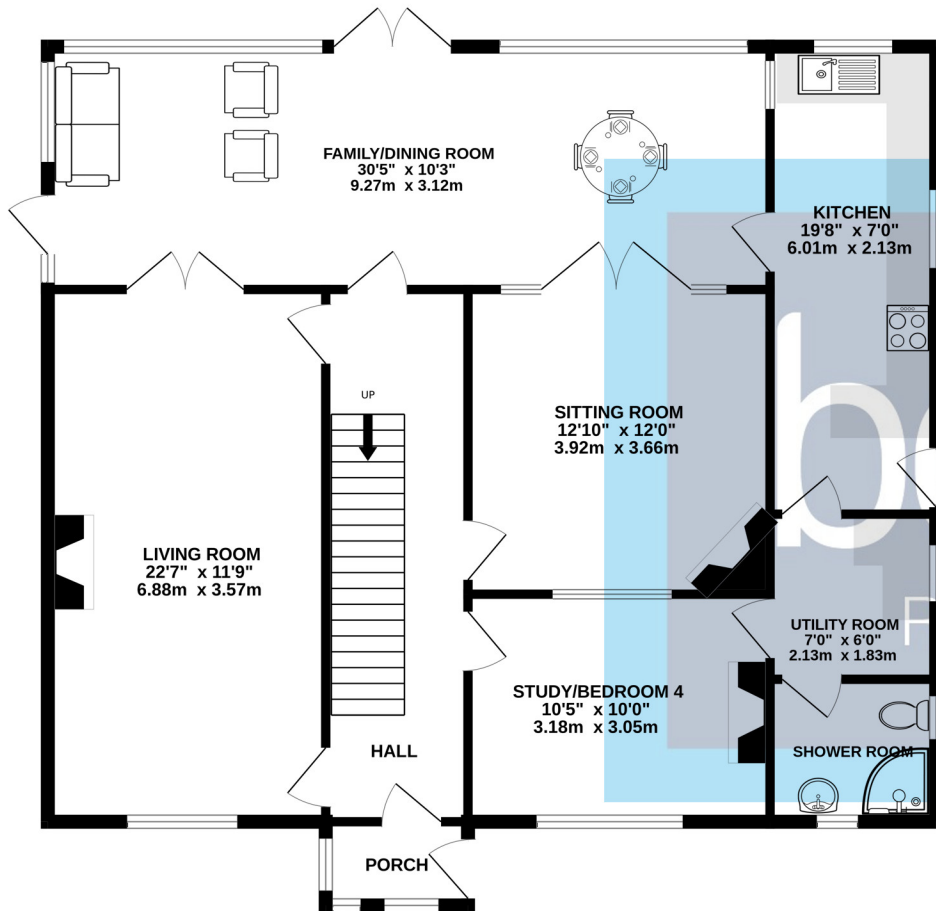




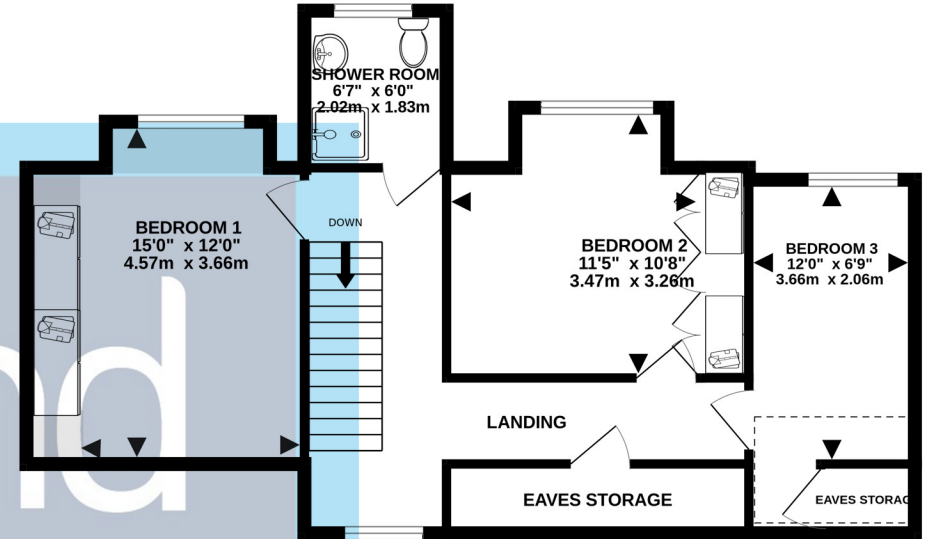




GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.

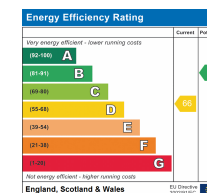


TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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