

FOR SALE

£449,999 Freehold



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

- CHARACTER COTTAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- VIEWS ACROSS FARMLAND TO THE REAR FROM BEDROOMS ONE & TWO
- DRIVEWAY FOR SEVERAL VEHICLES
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- VIEWING ADVISED





## PROPERTY DESCRIPTION

---

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 redbrick fireplace, fitted kitchen with stairs rising to first floor, ground floor bathroom with a freestanding claw foot bath and a separate sitting room with access to the rear garden with the first floor accommodation comprising of three good size bedrooms and a modern fitted shower room. The property further benefits from having farmland views to the rear from bedrooms one and two, gas central heating, off road parking for several vehicles and a detached garage that has been converted to provide an additional room for many uses.

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

---

### Property Information

(With approximate room sizes)

Entrance door leads into the entrance porch.

### Entrance Porch

Door to lounge

### Lounge

12' 3" x 12' 2" (3.73m x 3.71m)

Window to front, door to kitchen, exposed beams, open fireplace with brick surround.

### Refitted Kitchen

8' 2" x 8' 0" (2.49m x 2.44m)

Fitted with a range of base and wall mounted storage cupboards, window to rear, stable door to rear, butler sink, stairs rising to first floor, tiled flooring, gas cooker to remain, integrated dishwasher and fridge/freezer, door to inner lobby

### Inner Lobby

Doors to sitting room and bathroom, storage cupboard.

### Sitting Room

11' 8" x 9' 9" (3.56m x 2.97m)

Window to front and door to the rear garden.

### Ground Floor Bathroom

Obscure window to rear and side, freestanding claw foot bath with a shower attachment over, low level wc, wash hand basin, cupboard housing the gas combination boiler.

### First Floor Landing

Doors to:

### Bedroom One

10' 4" x 10' 0" (3.15m x 3.05m)

Window to rear with views across farmland.

### Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

Vaulted ceiling, juliet balcony and views across farmland.

### Bedroom Three

10' 7" x 9' 2" (3.23m x 2.79m)

Window to front, loft access.

### Modern Fitted Shower Room

Shower cubicle, low level wc, wash hand basin, velux windows.

### Exterior

To the front of the property there is a driveway that provides off road parking for several vehicles and in turn leads to the detached garage which has now been converted to make an additional room for a number of uses. The side gate leads to the enclosed rear garden which commences with a patio area with the remainder being laid to lawn.

### Services

All main services are connected.

### Viewings

By prior appointment with Balch Estate Agents.

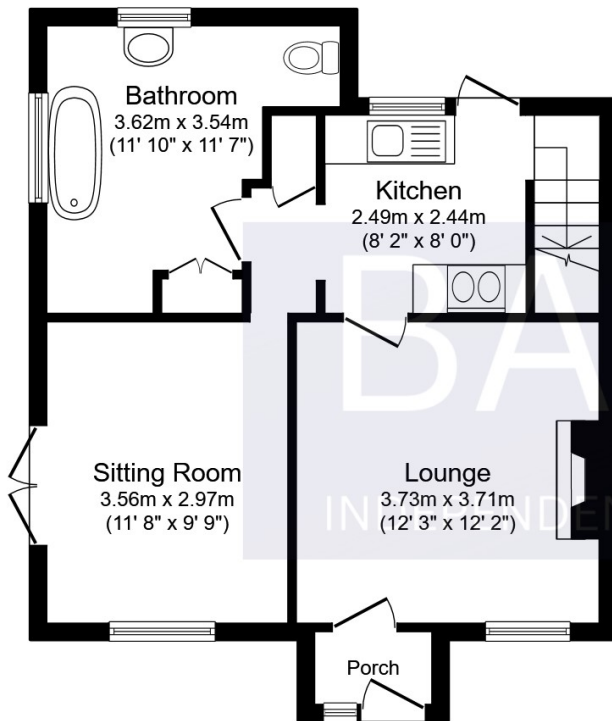
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

### Referrals

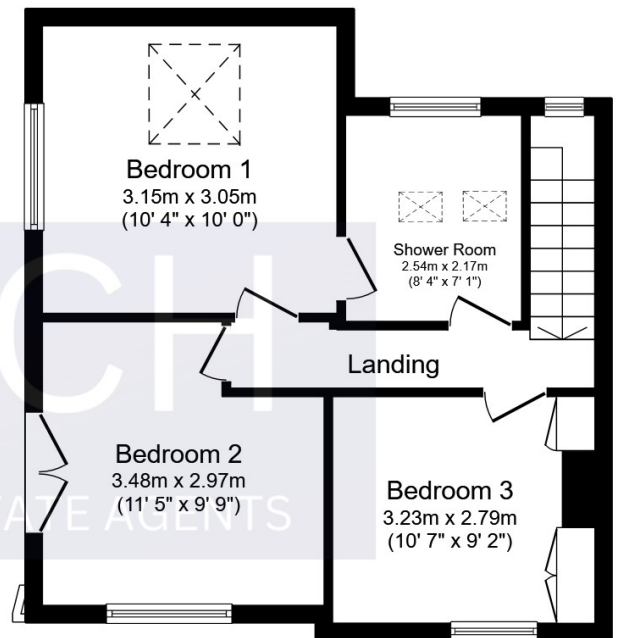
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC

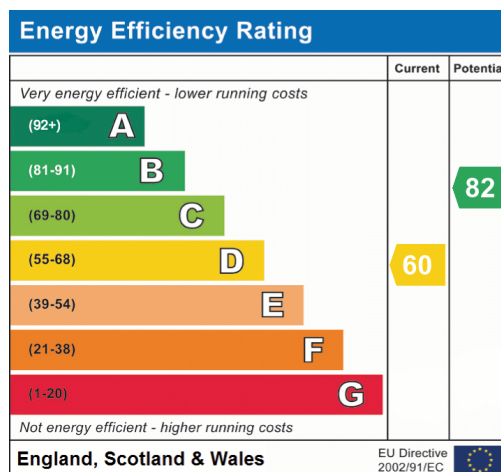


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
selling@balchagents.com