



Runsell Green, Danbury, CM3 4QZ

Council Tax Band F (Chelmsford City Council)

 3  4  2

Guide Price £675,000 Freehold

## Picturesque Family Home with Stunning Views

Guide Price: £675,000 - £700,000

Located in this non-estate setting backing onto farmland this well presented detached family home offers stunning breathtaking views towards Woodham Walter Common.

### ACCOMMODATION

This property has the added benefit of a complete onward chain, allowing for a swift move. The accommodation commences on the ground floor with the main entrance hall, a ground floor cloakroom provides added convenience, there are three reception rooms in all with a spacious living room with feature fireplace, the separate dining room enjoys an outlook over the rear garden and there is a separate study perfect for those needing space to work from home. The ground floor concludes with a generous fitted kitchen/breakfast room which is equipped with integrated appliances and a handy utility area.

On the first floor there are four bedrooms with the principal bedroom having the added convenience of an en-suite shower room in addition to the separate family bathroom. Additional comforts include oil-fired central heating and double glazing throughout.

### OUTSIDE

Externally, the property features an open plan design to the front of the property with a lawned garden, a block paved driveway provides parking for several cars and access to a 27ft tandem garage. The rear garden backs onto farmland and the rear boundary has open fencing to enhance the farmland views beyond. The rear extends to around 60ft to the left hand boundary and around 40ft to the right hand boundary. The garden is predominantly lawned with flower and shrub beds and a patio area provides the perfect spot to sit and enjoy the garden and the views of the farmland.

### LOCATION

Conveniently located on the outskirts of Danbury village, this property is within walking distance of a popular traditional village pub, local shops, schools, and bus routes. Danbury offers a range of amenities, including a Co-op supermarket, Tesco convenience store, public houses, and a parish church. The area is well-served by schools such as Elm Green, Heathcote, Danbury Park, and St Johns primary schools. For commuters, Chelmsford and Hatfield Peverel mainline stations are approximately 5 miles away. Chelmsford city centre provides an extensive range of shopping and leisure activities, while Maldon town centre and South Woodham Ferrers are also easily accessible. The A12 trunk road, linking to the M25 and beyond, is less than 2.5 miles from the property. This delightful family home offers a perfect blend of rural charm and modern convenience, making it an ideal choice for discerning buyers. Don't miss the opportunity to make this picturesque property your new home

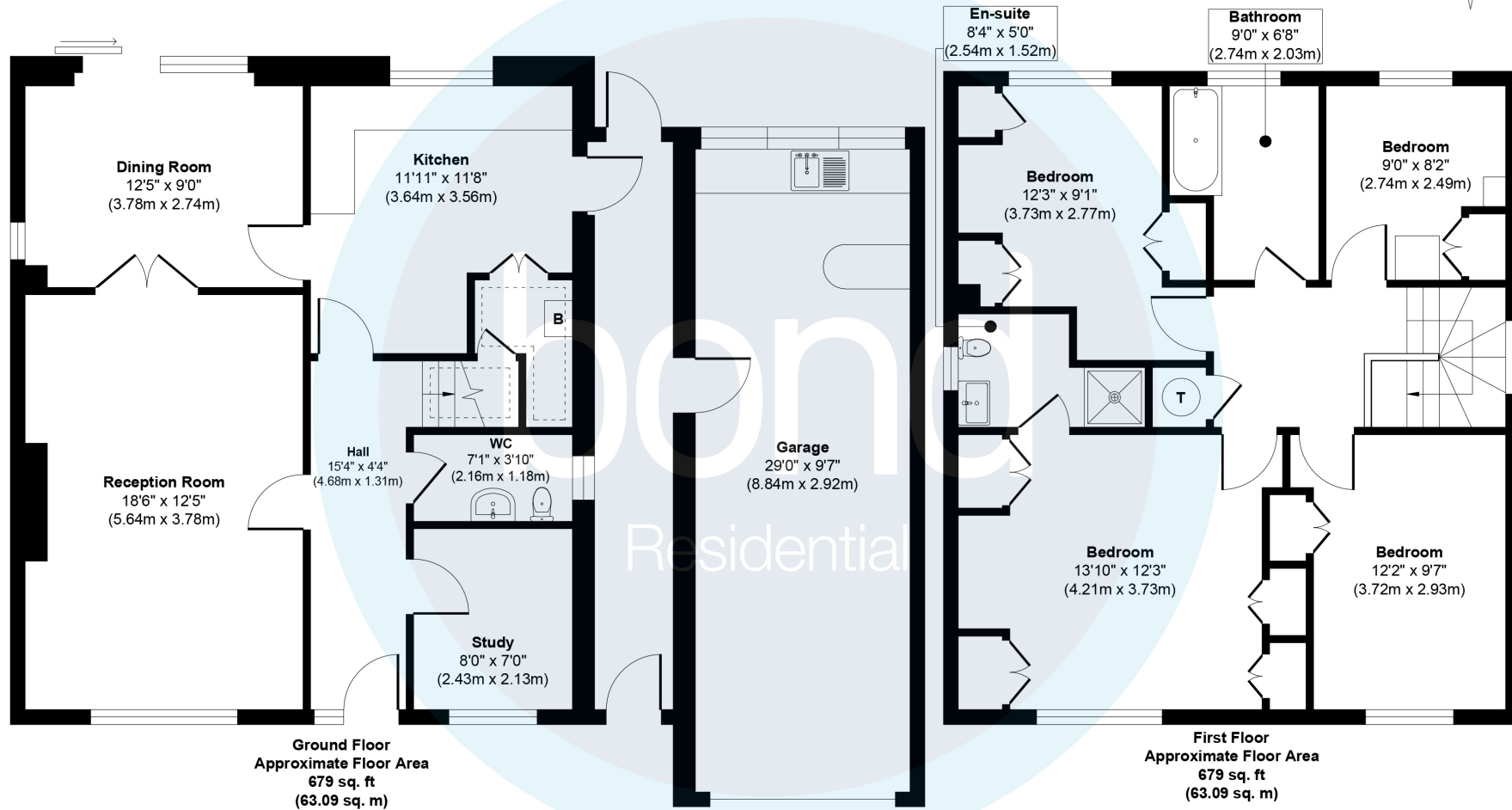
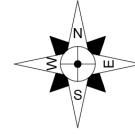
- Well presented detached family home
- Three reception rooms
- En-suite shower and family bathroom
- Oil fired central heating & double glazing
- Enclosed lawned garden with patio area
- Four bedrooms
- Ground floor cloakroom
- Fitted kitchen/breakfast room with integrated appliances
- 27ft tandem garage
- Backing onto farmland







# Swatchways



**Approx. Gross Internal Floor Area 1358 sq. ft / 126.18 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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