



Main Road, Danbury, CM3 4DL

Council Tax Band F (Chelmsford City Council)



Guide Price £700,000 - £725,000 Freehold

GUIDE PRICE £700,000 - £725,000

Superbly presented detached family home which has been much improved by the current owners to provide an exceptional blend of comfort, style, and modern living. Offered for sale with a complete onward chain this home offers interested parties the opportunity to move forward with the transaction without delay.

ACCOMMODATION

Commencing on the ground floor with a spacious entrance hall with karndean flooring, there is a ground floor cloakroom for added convenience, a spacious living room with feature bay is located to rear of the house and enjoys views of the rear garden, a log burner provides a wonderful focal point for autumn and winter evenings. The separate dining room and study are located to the front of the house and also feature Karndean flooring. The kitchen/breakfast room has been re-fitted by the current owners with white handleless units with quartz worktops. Integrated appliances include induction hob with cooker hood over, electric combi oven, dishwasher, fridge, freezer and boiling water tap. A separate utility room completes the ground floor space.

On the first floor there are four double bedrooms and the principal bedroom benefits from a re-fitted en-suite shower and a family bathroom is available to the remaining bedrooms. The home features two pitched roofs and therefore has two large boarded loft spaces ideal for storage, there is also gas central heating, solar powered hot water heating, double glazed windows and roof installed solar panels to generate electricity which help reduce energy costs and aid energy efficiency.

Externally, the property is equally impressive with the generous plot extending overall to around 0.22 of an acre. To the front of the property there is a lawned garden with driveway parking for 2 cars to the front of the house, there is a lot of additional parking also available as the driveway extends to the side of the house through double gates to a detached double garage with additional eaves storage. The rear garden enjoys a south facing aspect which provides for a bright and sunny garden with ample outdoor space for family activities and gardening enthusiasts.

LOCATION

The property is centrally and conveniently located in the village offering short walks to local shops, schools, pubs and the leisure centre. Danbury 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. 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.

- Superbly presented detached family home
- Three reception rooms
- Utility room and ground floor cloakroom
- Double glazing and gas central heating
- Detached double garage and extensive parking
- Four double bedrooms with en-suite to principal bedroom
- Re-fitted kitchen/breakfast room with integrated appliances
- Modern family bathroom
- Solar panels
- 0.22 of an acre overall plot with south facing rear aspect

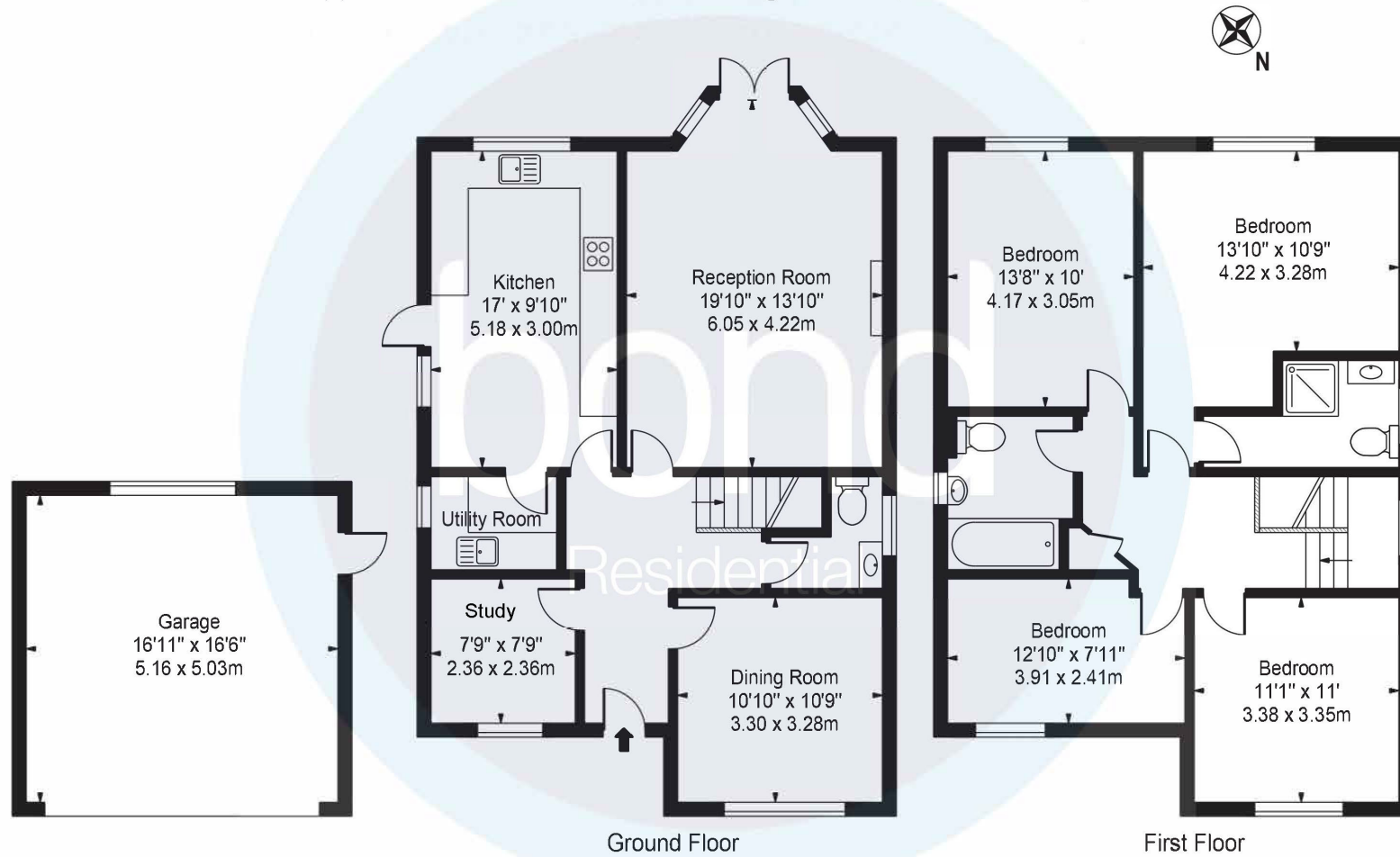








Approx. Gross Internal Area 1602 Sq Ft - 148.83 Sq M
 (Excluding Garage)
 Approx. Gross Internal Area Of Garage 279 Sq Ft - 25.95 Sq M



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, searches, 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.

10, Maldon Road,
 Danbury, Essex, CM3 4QQ
 Telephone: 01245 222856
 Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Energy Efficiency Rating		Current	Potential
100	A		
69-81	B		
55-68	C		
39-54	D		
29-38	E	77	79
13-28	F		
1-12	G		

Not energy efficient - higher running costs
 England, Scotland & Wales

