



# The Heights, Danbury, CM3 4AG

Council Tax Band F (Chelmsford City Council)

 3  4  1

Guide Price £700,00-£725,000 Freehold

GUIDE PRICE £700,000- £725,000

Welcome to this very well presented four-bedroom detached property, a perfect blend of comfort and style, nestled in a sought-after location close to Danbury Lakes and Woodland as well as the reputable Danbury Park School. This well-presented home offers an ideal setting for family life, boasting a wonderful southerly aspect rear garden that stretches approximately 100ft, providing a serene escape for relaxation and outdoor activities.

Upon entering, you are greeted by an entrance hall with a convenient cloakroom wc and stairs leading to the first floor. There are three versatile reception rooms, starting with a spacious light and airy dining room with electric window blinds, situated conveniently adjacent to the kitchen. There are glazed double doors from the dining room to the lounge, which extends across the rear of the property with feature wood burner, electric window blinds, enjoying views across the rear garden with access via double glazed French doors. The dining room has a recess leading to a third reception room situated adjacent to the lounge with recently fitted French sliding doors with electric window blinds, providing access to the rear garden. The combination of these spacious interconnecting rooms offers versatile space to meet the changing needs of a busy family.

The heart of the home is undoubtedly the recently upgraded Wren kitchen, a culinary haven equipped with modern built in appliances including a range-style cooker, and sleek finishes, ensuring every meal preparation is a delight. Here one will find the recently replaced gas fired boiler (2022). Adjacent to the kitchen, the practical laundry/utility room with additional space for appliances adds convenience to daily routines.

Upstairs there are four bedrooms including two very generous doubles, with the main bedroom providing scope to add an ensuite. There is a family bathroom to service these bedrooms.

Gas radiator heating and double glazing throughout ensure a warm and energy-efficient environment.

Externally, to the front the property boasts a generous driveway with flower and shrub beds to the front, and leads to a double garage with electric roller shutter door, offering ample parking and storage solutions.

The expansive rear garden, with its southerly aspect, is a true highlight, providing a private oasis for gardening enthusiasts or a safe haven for children to play. With a large paved terrace patio across the rear of the property, providing ample space for relaxing in the sunshine, or entertaining family and friends, with neat railway sleeper edging stepping up to the large lawn expanse, with neat shrub and flower borders, extending to the rear of the garden, where one can enjoy seclusion sitting by the ornamental pond, with storage shed adjacent which has power and light connected. Conveniently located with easy access to the A12 and Chelmsford City this home is perfect for commuters as well as families looking to enjoy the nearby woodlands or require proximity to excellent schooling.

## DANBURY

The property is conveniently situated on the periphery of Danbury village close to Danbury Lakes as well as Danbury Park School, within walking distance of local shops, other schools and pubs. 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.

- Four Bedroom Extended Detached Property
- Three reception rooms
- Laundry/ Utility Room
- Ground floor cloakroom
- Close to Woodland and Danbury Park School
- Southerly aspect approx. 100ft rear garden
- Replacement Wren Kitchen
- Driveway and Double Garage
- Gas Radiator Heating and Double Glazing
- Easy access to A12 and Chelmsford





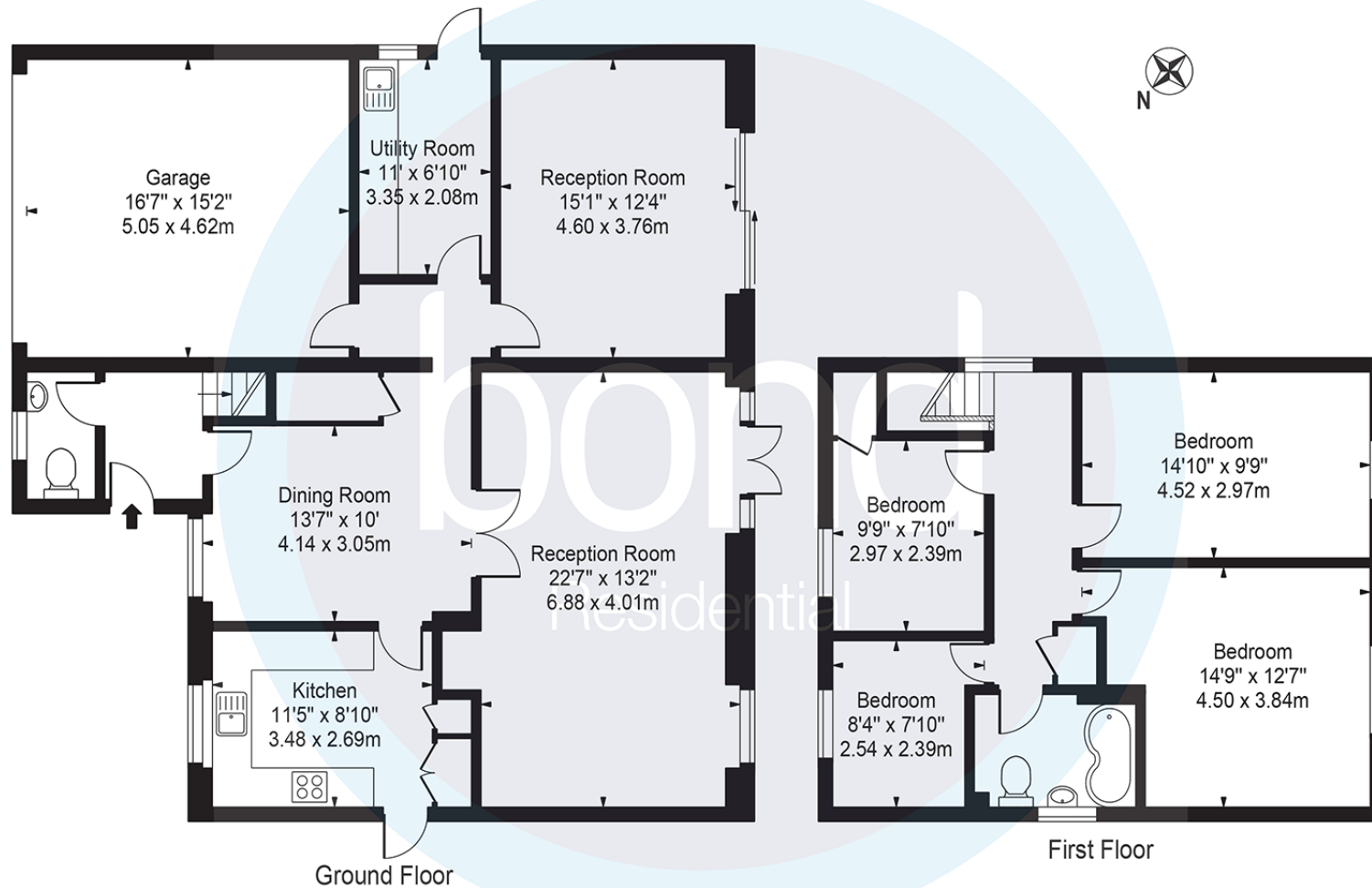




Approx. Total Internal Area 1848 Sq Ft - 171.68 Sq M

(Including Garage)

Approx. Gross Internal Area Of Garage 251 Sq Ft - 23.33 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.

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