



**49 West Belvedere, Danbury, Essex CM3 4RF**  
**£285,000**

CLOSE TO VILLAGE CENTRE AND NEARBY PRIMARY SCHOOL... A three bedroom home situated in the desirable village of Danbury, close to all local amenities including outstanding schools, shops, bus stops, medical centre and delightful country walks. The property comprises three bedrooms and bathroom to the first floor, whilst the ground floor provides a lounge, dining room and kitchen. Externally there is both front and rear gardens. Energy rating D.



## LOCATION

The house is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

## FIRST FLOOR

### Landing

Bedroom One 12'5 x 11'4 (3.78m x 3.45m)

Bedroom Two 8'3 x 8'3 (2.51m x 2.51m)

Bedroom Three 7'6 x 6'11 (2.29m x 2.11m)



NOT TO SCALE  
TO BE USED AS A GUIDE TO LAYOUT ONLY

### Bathroom

## GROUND FLOOR

### Entrance Hall

Lounge 12'4 x 11'4 (3.76m x 3.45m)

Dining Room 14'5 x 9'5 (4.39m x 2.87m)

Kitchen 11'10 x 5'9 (3.61m x 1.75m)

## EXTERIOR

### Rear Garden

### Front

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

