



The Heights, Danbury , Essex CM3 4AG
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £675,000, DETACHED RESIDENCE ON AN ENVIABLE PLOT IN EXCESS OF A QUARTER OF AN ACRE.... This three bedroom detached property is located in the charming village of Danbury, which is on the periphery of Chelmsford city centre.

Danbury offers a wide range of amenities in the village centre which is easily accessible, and is also within easy reach of neighbouring towns and Chelmsford city centre. The area is well renowned for its fantastic local schools and the property benefits from being within walking distance to the sought after Danbury park primary school which was last rated outstanding by Ofsted. There are other schools within the village both private and state schools, as well as regular bus services to nearby secondary schools and Chelmsford's grammar schools.

Internally the accommodation comprises three double bedrooms to the first floor with the main bedroom benefitting from an ensuite bathrooms as well as the main family bathroom. To the ground floor are three reception rooms, cloakroom and a kitchen breakfast room.

The property does require a level of modernisation but is ready for someone to move in and carry out works over time. Externally is where this property is in a league of its own, with large gardens to both front and rear, generous driveway and access to the property's double garage. NO ONWARD CHAIN....Energy rating F



FIRST FLOOR

Bedroom One 18'7 x 12'9 (5.66m x 3.89m)

Ensuite 8'1 x 7'7 (2.46m x 2.31m)

Bedroom Two 14' x 12'11 (4.27m x 3.94m)

Bedroom Three 11'3 x 9'9 (3.43m x 2.97m)

Family Bathroom 9' x 7'6 mx (2.74m x 2.29m mx)

Landing

GROUND FLOOR

Entrance Lobby

Ground Floor W.C

Dining Room 17'1 x 12'9 (5.21m x 3.89m)

Lounge 17'1 x 12'9 (5.21m x 3.89m)

Study/Family Room 12'4 x 9'6 (3.76m x 2.90m)

Conservatory 11'1 x 10'4 (3.38m x 3.15m)

Kitchen Breakfast Room 14'3 x 9'5 (4.34m x 2.87m)

EXTERIOR

Double Garage 16'5 x 16'3 (5.00m x 4.95m)

Enclosed Rear Garden

Large Front Garden & Drive

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









