



58 Parkdale, Danbury , Essex CM3 4EJ  
£675,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



SET IN AN ELEVATED POSITION AND THEREFORE ENJOYING FAR REACHING VIEWS over Danbury, surrounding countryside, Chelmsford and beyond. The property affords extensive and versatile accommodation including four/five bedrooms and two/three reception rooms. Externally, there is a large double garage and a private rear garden. The 'outstanding' Danbury Park primary school is within catchment, along with the A12/A130 being just 2 miles away. Overall this is a most substantial and impressive family home benefitting from truly spacious living space. Energy rating D.

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 six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street. To the east is the market town of Maldon with it's bustling High Street and historic Hythe Quay. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

ACCOMMODATION COMPRISING.....

GROUND FLOOR

Reception Hall

TV Room/Study 13'7 x 9'9 (4.14m x 2.97m)

Split Level Hallway

Doors to:

Kitchen 12'3 x 9'8 (3.73m x 2.95m)

Fitted kitchen with oven, hob, extractor hood, microwave fridge and freezer. Door to:

Utility Room 9'1 x 6'4 (2.77m x 1.93m)

Door to exterior, boiler. Washing machine, tumble dryer and dishwasher to remain.

Cloakroom

Two piece suite.

Lounge 17'8 x 14'9 (5.38m x 4.50m)

Dual aspect, door to a balcony offering views over Chelmsford. Open fireplace.

Dining Room 13' x 13' (3.96m x 3.96m)

Patio door to the garden,

FIRST FLOOR

Landing & Split Level Landing

Doors to:

Master Bedroom 13'1 x 13' (3.99m x 3.96m)

Built-in wardrobes and fitted bedroom furniture.

Dressing Area

Fitted wardrobes, door to:

En-Suite Shower Room

Three piece suite.

Bedroom Two 13' x 9'9 (3.96m x 2.97m)

Double wardrobe and fitted drawer units.

Bedroom Three 13'8 x 9'9 (4.17m x 2.97m)

Fitted bedroom furniture.

Bedroom Four 10' max x 9'2 (3.05m max x 2.79m)

Family Bathroom

Three piece suite.

EXTERIOR

Front

Lawn garden, driveway leading to garage. Access along both sides of the house to the rear garden.

Double Garage 21'6 x 14'4 (6.55m x 4.37m)

Electric roller shutter door. Power and light, water tap.

Rear Garden

Southerly facing and very private. Large patio leading to lawn garden. Various trees and shrubs. store shed, water tap.

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.

