



9 Highfield Close, Danbury , Essex CM3 4EG  
Guide price £600,000

**Church & Hawes**  
Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £600,000 - £625,000, QUIET NO THROUGH ROAD LOCATION, CLOSE TO VILLAGE CENTRE.... Located within a turning of just a few properties is this detached four bedroom family home with a southerly facing rear garden. The house is set in an elevated position and from the rear affords views towards Danbury Common and far reaching countryside beyond. Along with four bedrooms there are two receptions rooms, kitchen, cloakroom and garage with a utility area to the rear. Situated within normal catchment of the favoured Danbury Park school (Outstanding rated by Ofsted) and within a few minutes of Danbury country park and lakes. Within the village are plenty of amenities along with local shops and supermarkets. No onward chain. Energy rating E.

#### Location Note

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 its 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.

#### FIRST FLOOR

##### Master Bedroom 14'5 x 12'4 (4.39m x 3.76m)

Large picture window to front, radiator. Wall to wall fitted wardrobes with sliding mirror fronted doors.

##### Bedroom Two 15'6 x 10' (4.72m x 3.05m)

Window to rear, radiator. Access to roof space with loft ladder. Excellent views over the garden and beyond over countryside.

##### Bedroom Three 10'9 x 8'10 (3.28m x 2.69m)

Window to rear, radiator.

##### Bedroom Four 10'9 max x 9'5 (3.28m max x 2.87m)

Window to front, radiator. Fitted wardrobe.

#### Family Bathroom

Two obscure glazed windows to rear, chrome ladder radiator. Three piece suite comprising 'P' shaped jacuzzi bath with shower unit over and glass screen, wash hand basin set into storage unit, wc. Part tiled walls and tiled floor.

#### Landing

Window to front, radiator, airing cupboard housing hot water cylinder, stairs to:

#### GROUND FLOOR

##### Entrance Hall

Upvc part glazed entrance door with matching side windows, radiator. Parquet block flooring, under stairs storage cupboard, doors to:

##### Lounge 16'6>12'6 x 16'5 (5.03m>3.81m x 5.00m)

Large picture window to front, two radiators. Marble surround fireplace with fitted cast iron wood burner. Double fully glazed doors to:

##### Dining Area 11'8 x 10'1 (3.56m x 3.07m)

Sliding double glazed patio doors to garden, radiator. Parquet block flooring, open plan to:

#### Kitchen 11' x 8'9 (3.35m x 2.67m)

Window to rear and part glazed door to garden, double radiator. Sink unit set into laminate work surfaces. Range of fitted base and wall units. Built-in electric cooker, electric hob and extractor hood above, space for dishwasher.

#### Garage

Up and over door, window to side, door to exterior, door to cloakroom and open to utility area.

#### Utility Area

Window to rear, plumbing for washing machine, Wall mounted gas fired boiler fuelling hot water and central heating.

#### Cloakroom

Obscure glazed window to rear. Suite comprising wc and wash hand basin set into storage unit. Tiled floor.

#### EXTERIOR

##### Front

Lawn front garden. Access along side house to rear garden. Drive for 2 cars.

##### Southerly Facing Rear Garden

A lovely garden with views over the south of Danbury and beyond. Large full width wooden deck leading to lawn, many mature trees and shrubs, greenhouse and store shed.

#### 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.

#### Agents Notes

All photos are library photos.

