



Main Road, Danbury , Essex CM3 4NQ  
£500,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

Guide price £500,000 - £525,000. AVAILABLE FOR THE FIRST TIME IN OVER 60 YEARS.... This 1930's built semi detached residence is located in the heart of Danbury village centre and offers easy access to all local amenities, yet to the rear enjoys views over Lingwood Common. Offering three bedrooms and a family bathroom to the first floor, whilst to the ground floor is an open plan kitchen diner, fitted kitchen and ground floor shower room. Externally as well as a driveway with off road parking is the property's garage, which leads through to the garden room. A truly wonderful feature of the property is its incredible 150ft mature rear garden with a variety of shrubs and tree's making it a rear escape. There is also a cellar which is accessed via the garden. Within walking distance to village centre offers a wide variety of amenities on your doorstep along with shops, medical centre, sports and social centre to name but a few. There are also fantastic local schools close by and bus routes to nearby secondary schools and neighbouring villages, towns and Chelmsford city centre. Energy rating D



## FIRST FLOOR

Bedroom One 12'4" x 11'0" (3.76 x 3.36)

Bedroom Two 12'1" x 10'2" (3.69 x 3.10)

Bedroom Three 12'2" mx x 8'0" (3.71 mx x 2.46)

Family Bathroom 6'5" x 5'11" (1.98 x 1.82)

Landing

## GROUND FLOOR

Entrance Hall 15'9" x 6'0" (4.82 x 1.83)

Ground Floor Shower Room 7'8" x 3'7" (2.36 x 1.10)

Lounge 15'11" into bay x 12'4" (4.86 into bay x 3.77)

Dining Room 14'10" x 10'2" (4.53 x 3.10)

Kitchen 12'0" x 7'11" (3.68 x 2.43)

Garden Room 10'11" x 8'8" (3.33 x 2.66)

Accessed via garage or rear garden

## EXTERIOR

Garage 25'7" x 8'8" (7.82 x 2.66)

Mature Rear Garden

Front Driveway

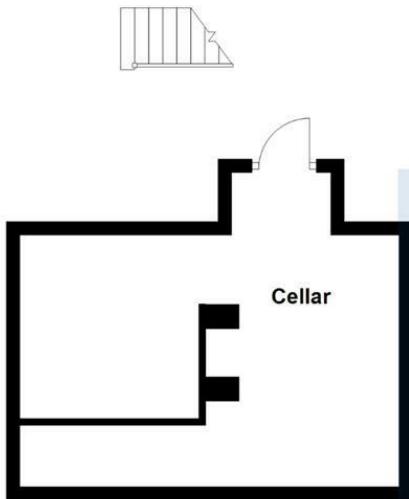
## Agents Notes

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.

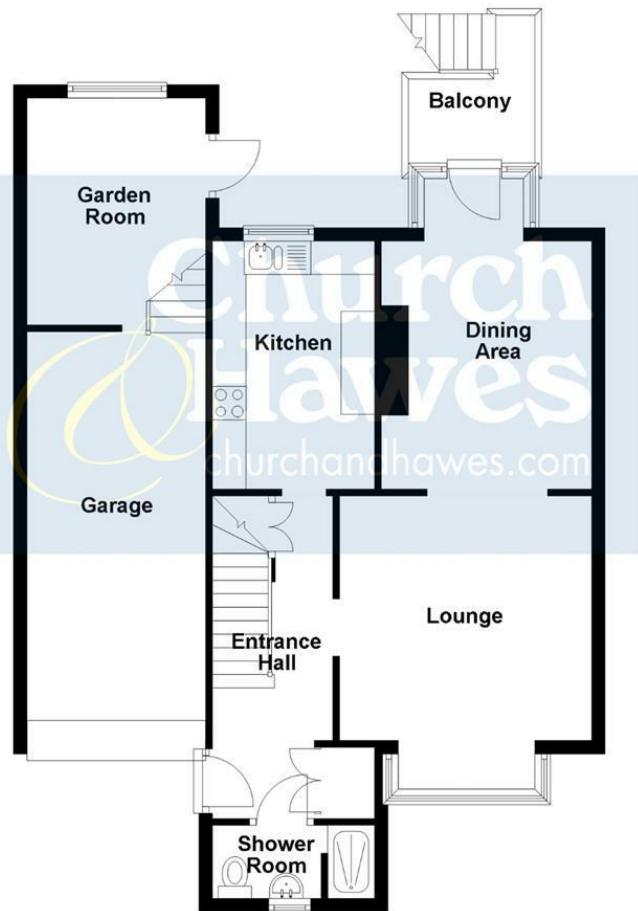




### Lower Ground Floor



### Ground Floor



APPROX INTERNAL FLOOR AREA  
142 SQ M 1534 SQ FT  
INCLUDING CELLAR

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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### First Floor

