



1 Fairleads, Danbury , Essex CM3 4PR  
Guide price £500,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £500,000 - £525,000. AVAILABLE FOR THE FIRST TIME SINCE NEW.....This four bedroom detached residence is located in the charming village of Danbury. Just a short walk away from the village centre, the property offers the convenience of the local amenities within easy reach including local supermarkets, medical centre, sports and social centre and other smaller shops to name but a few. There are also sought after primary schools within walking distance both state and private, and bus stops offering services to a wealth of secondary schools across the county. Internally there are four good sized bedrooms to the first floor all with built in storage and a family bathroom. To the ground floor is a study, large lounge diner and kitchen. Externally is a southerly aspect rear garden, whilst to the front is a further garden area and driveway offering access to the property's integral double length garage. The property requires levels of modernisation but offers the opportunity to create a lovely family home in the heart of the village. All the above is to be offered with NO ONWARD CHAIN.... Energy rating D.

#### FIRST FLOOR

Bedroom One 12'3" x 11'5" (3.75 x 3.49)

Bedroom Two 10'6" x 10'5" (3.22 x 3.18)

Bedroom Three 12'2" x 8'4" (3.73 x 2.55)

Bedroom Four 10'3" x 7'4" (3.13 x 2.24)

Family Bathroom 7'1" x 6'3" (2.17 x 1.91)

Landing

#### GROUND FLOOR

Entrance Hall

W.C

Study 7'2" x 6'8" (2.19 x 2.05)

Lounge Diner 20'9" x 13'6" (6.33 x 4.13)

Kitchen 12'2" x 8'2" (3.71 x 2.51)

#### EXTERIOR

Integral Double Length Garage 28'2" x 8'11" (8.59 x 2.72)

Southerly Aspect Rear Garden

Front Garden & Driveway

#### 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.

