



4 Hoynors, Danbury , Essex CM3 4RL  
Guide price £475,000

GUIDE PRICE £475,000 - £500,000... An attractive detached family home located within easy walking distance of local amenities and schools. Accommodation includes four bedrooms, family bathroom, lounge, dining room, kitchen, cloakroom and a conservatory. Externally, there is parking for numerous cars, a great double length garage and rear garden. No onward chain. EPC C.

Danbury is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

#### FIRST FLOOR

Bedroom One 12'9 x 10'2 (3.89m x 3.10m)

Bedroom Two 11'7 x 9' (3.53m x 2.74m)

Bedroom Three 10'1 x 6' (3.07m x 1.83m)

Bedroom Four 8'2 x 6'10 (2.49m x 2.08m)

Family Bathroom

Landing

#### GROUND FLOOR

Entrance Hall 8'8 x 7'2 (2.64m x 2.18m)

Cloakroom

Lounge 14'2 x 13'5 (4.32m x 4.09m)

Dining Room 11'5 x 8'1 (3.48m x 2.46m)

Kitchen 13'4 x 7'4 (4.06m x 2.24m)

Conservatory 11'9 x 8' (3.58m x 2.44m)

#### EXTERIOR

Front

Double Length Garage 28'2 x 10'7 (8.59m x 3.23m)

Rear Garden

#### 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.

