



**Southwood Chase, Danbury, Essex CM3 4LL**  
Guide price £1,100,000

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

GUIDE PRICE £1,100,000 - £1,150,000, MODERN BUILT FAMILY HOME IN ENVIABLE NON ESTATE LOCATION... This modern built family home was constructed by a reputable local builder and is offered in fantastic decorative order throughout. Set in a desirable leafy lane setting on a fantastic plot approaching one acre. The property is accessed via electric gates leading to a large drive with a wealth of off road parking as well as a detached double garage. To the rear is an amazing rear garden backing onto protected wooded area and the current vendors have constructed an external office and garden room, for those looking to work from home. Internally the well proportioned living accommodation is spread over two floors, with four double bedrooms, en suite and family bathroom to the first floor. Whilst to the ground floor all accessed from the impressive entrance hall are two reception rooms and a wonderful open plan kitchen diner with separate utility room. Danbury village centre is within easy reach and offers a variety of amenities including highly sought after schools, sports and social centre to name but a few. Another advantage to the location is its easy reach to nearby towns and Chelmsford city centre, which offers everything one would expect from a thriving city centre including its mainline station with regular links to London Liverpool Street... Energy rating B

## FIRST FLOOR

### Master Bedroom

12'11" x 12'2" (3.94 x 3.73)

### En Suite

8'1" x 4'5" (2.47 x 1.36)

### Bedroom Two

12'3" x 11'3" (3.74 x 3.44)

### Bedroom Three

15'8" x 9'11" (4.80 x 3.03)

### Bedroom Four

12'11" x 9'11" (3.94 x 3.04)

### Family Bathroom

8'2" x 7'2" (2.51 x 2.19)

### Landing

13'5" x 7'10" (4.10 x 2.39)

## GROUND FLOOR

### Entrance Hall

15'2" x 12'1" mx (4.63 x 3.70 mx)

Size includes W.C

### Ground Floor W.C

### Study/Family Room

11'3" x 7'4" (3.43 x 2.25)

### Lounge

22'6" x 12'10" (6.88 x 3.93)

### Dining Area

12'2" x 11'3" (3.71 x 3.43)

### Kitchen

13'6" x 11'9" (4.14 x 3.59)

### Utility Room

11'3" x 5'3" (3.45 x 1.62)

## EXTERIOR

### Front Drive

### Double Garage

18'10" x 18'10" (5.76 x 5.75)

### Southerly Aspect Rear Garden

### Garden Office

13'10" x 9'10" (4.23 x 3.01)

### Garden Room

13'10" x 9'10" (4.23 x 3.01)

### 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.



