



31 Parkdale, Chelmsford, CM3 4EH

£620,000

A chance to acquire a spacious FOUR BEDROOM detached family home situated in a desirable and quiet cul de sac position. It is within walking distance of the village which has a picturesque green and duck pond. The accommodation includes: Ground floor: ENTRANCE HALL, SPACIOUS LOUNGE, MODERN KITCHEN/DINER (appliances to remain include: two Bosch ovens, five ring gas hob, Siemens stainless steel extractor hood, Bosch dish washer and fridge/freezer), CONSERVATORY, UTILITY ROOM, CLOAKROOM. First floor: FOUR GOOD SIZE BEDROOMS AND FOUR PIECE FAMILY BATHROOM WITH WHITE SUITE (independent double width shower unit). There is driveway parking leading to a storage room (formerly the garage). The property has upvc double glazing, gas radiator heating and a good size south/westerly facing rear garden.

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### LOCALITY INFORMATION

Danbury is a delightful village situated a few miles to the east side of Chelmsford. It offers easy access to the A12 and M25 and there is a park and ride at Sandon (approximately 2 miles away) which provides bus services in to Chelmsford city centre (approximately 5 miles away) which has a fabulous range of shopping and recreational facilities and the mainline railway station to London Liverpool Street, journey taking around 30 minutes. In the village of Danbury there is a picturesque green and duck pond, Co-op store, sports and social centre, tea room, dry cleaners, hairdressers, Boots chemist, charity shop, village hall and several public houses.

### SCHOOLS

The house is in the priority admission area for Danbury Park Community Primary School which is around a three-minute walk away. There are also a number of other excellent schools and nurseries in the village including Woodland Montessori Nursery, Danbury Pre-School, St John C of E Primary, Jesters Nursery, Heathcote Preparatory School and Nursery, and Elm Green Preparatory School.

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL 5'11" x 5'4" (1.80m x 1.63m)

Radiator, laminate flooring, swan neck coving, door to lounge.

#### SPACIOUS LOUNGE 17'11" maximum x 17'8" maximum (5.47 maximum x 5.39 maximum)



Radiator, laminate flooring, swan neck coving, bow upvc double glazed window to front, stairs to first floor with deep under stair cupboard, wide opening through to kitchen/diner.

### REVERSE VIEW



#### KITCHEN/DINER 27'0" x 13'0" (8.24 x 3.98)



A comprehensively fitted kitchen area with plenty of worktop space incorporating ample gloss fronted drawers and cupboards below, wall mounted cupboards and two tall storage cupboards, appliances to remain include: two Bosch ovens, five ring gas hob, Siemens stainless steel extractor hood above and dish washer. Numerous inset ceiling spot lights, laminate flooring, Velux sky light, swan neck coving, radiator and further tall contemporary style slimline radiator, upvc double glazed French doors to conservatory, upvc part double glazed door to rear garden, doors to ground floor cloakroom and utility room.

ADDITIONAL VIEW



CONSERVATORY 11'6" x 10'8" (3.51m x 3.25m)



DINING AREA

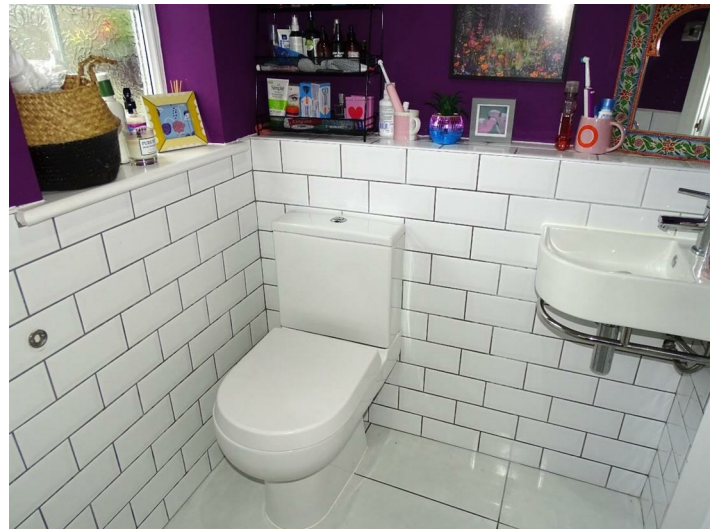


Brick built under a pitched roof, upvc double glazed windows and fan lights, upvc double glazed French doors to rear garden.

UTILITY ROOM 8'8" x 8'1" (2.66 x 2.47)

Plenty of worktop space with gloss fronted units incorporating cupboards below, two tall storage cupboards, laminate flooring, four inset ceiling spot lights, radiator, space for washing machine and tumble dryer, frosted upvc double glazed window to side.

CLOAKROOM



White suite comprising low level wc, wash hand basin, radiator, half tiled walls, extractor fan, tiled flooring, frosted upvc double glazed window to rear.



LANDING 12'8 depth (3.86m depth)



Access to roof space, radiator, swan neck coving.

BEDROOM ONE 12'11" x 10'11" (3.96 x 3.33)



Radiator, laminate flooring, swan neck coving, upvc double glazed window to front.

BEDROOM TWO 10'9" x 8'9" (3.28 x 2.69)



Radiator, laminate flooring, swan neck coving, upvc double glazed window to rear.

VIEW TO REAR GARDEN





### BEDROOM THREE 8'9" x 7'9" (2.68 x 2.38)

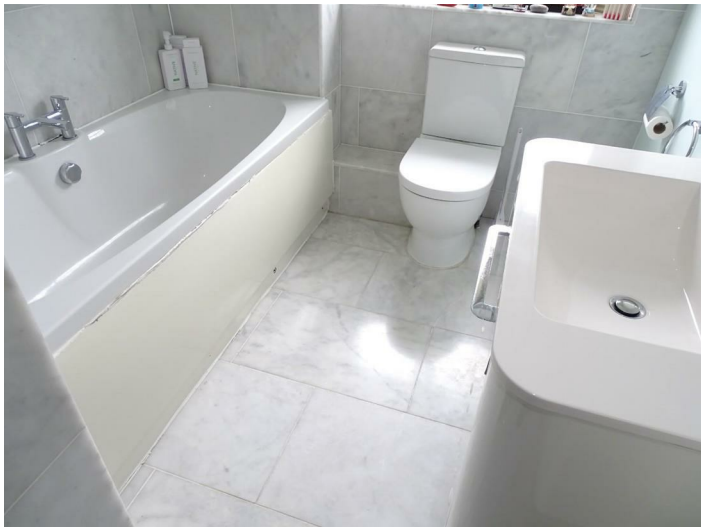


Radiator, laminate flooring, swan neck coving, upvc double glazed window to rear.

### BEDROOM FOUR 9'10" x 6'8" (3.02 x 2.04)

Radiator, laminate flooring, built in cupboard, swan neck coving, upvc double glazed window to front.

### FAMILY BATHROOM 10'11" x 6'7" (3.33 x 2.02)



White suite comprising panelled bath with central hot and cold mixer tap, vanity wash hand basin, low level wc, tiled independent double width shower unit, four inset ceiling spot lights, part tiled walls, extractor fan, frosted upvc double glazed window to side.

### INDEPENDENT DOUBLE SHOWER UNIT



### OUTSIDE

The slightly elevated front garden is laid to lawn and of an open plan design. There is a hedgerow to the left hand side and a well stocked shrub bed. Side gate access leads through to the rear garden.

### DRIVEWAY AND STORAGE ROOM (formerly the garage)

A driveway with parking for two cars leads to what is now used as a store room and was formerly the garage. It still has an up and over door, wall mounted Vaillant gas boiler, power and light connected.

### GOOD SIZE SOUTH/WESTERLY FACING REAR GARDEN



The garden is unoverlooked being laid to lawn with a brick paved patio area to the rear elevation. There are well stocked shrub borders.

VIEW FROM LOWER GARDEN AREA



PATIO AREA





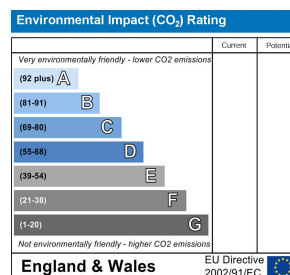
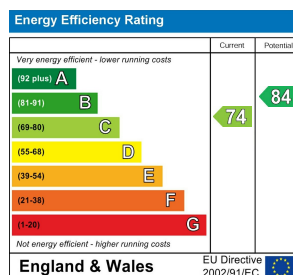
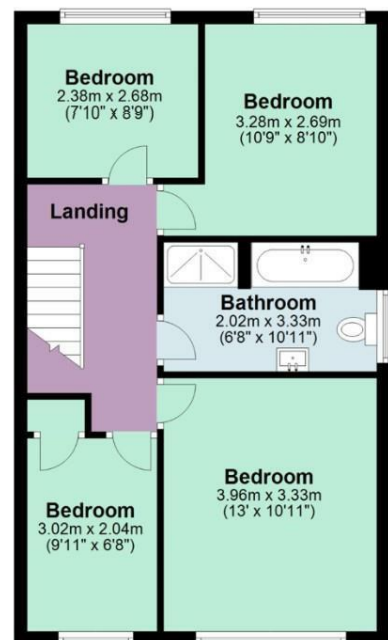
## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
140 SQ M (1500 SQ FT) (Includes Store Room)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
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## First Floor



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