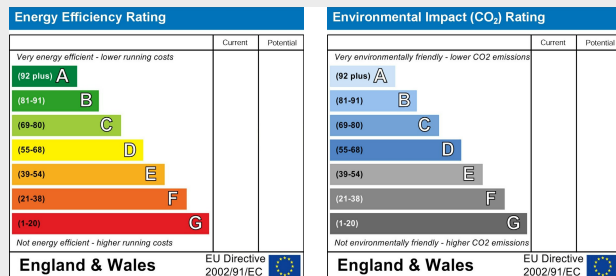


Paul Mason Associates

Gay Bowers Road, Danbury, Essex, CM3 4FS  
£2,250 Per month

- Ideally situated by National Trust Danbury Common, a 173-acre biological Site of Special Scientific Interest
- A recently built detached bungalow finished to a high specification
- Private entrance located along Gay Bowers Road with electric security gates leading to off street parking
- Three double bedrooms
- Two luxury ensuite shower rooms plus separate WC
- Open plan living with 23' x 14'2 lounge
- 15' X 14'2 modern fitted kitchen/breakfast room with large central island and a range of appliances
- Underfloor heating throughout plus airing conditioning units and integrated speaker system in all rooms
- Available immediately
- EPC - TBC

Available immediately is this splendid recently built detached bungalow, situated in a highly sought after non estate location. The property is ideally positioned by Danbury Common, a 173-acre biological site of special scientific interest, owned by the National Trust, being a beautiful area offering a mix of steep slopes, uneven heathland paths and woodland trails. The bungalow has been finished to a high specification throughout and offers deceptively spacious accommodation comprising three double bedrooms, two luxury ensuite shower rooms plus separate cloakroom/WC and open plan 23' x 14'2 lounge leading into a 15' X 14'2 modern fitted kitchen/breakfast room with large central island, granite work surfaces and a range of appliances. The property is approached via a private driveway leading to electric security gates giving access to the block paved driveway providing off street parking. Some of the properties many features includes underfloor heating throughout, fitted air conditioning units in most rooms and a built in speaker system in all rooms. Externally there is a private low maintenance garden with large block paved patio and artificial grass.



## Distances

Danbury Eves Corner - 1.2 miles  
A12 Junction 18 with Park & Ride -  
3 miles  
Maldon Town Centre - 6 miles  
Chelmsford City Centre - 6.5 miles

All distances are approximate

## ACCOMMODATION

### Entrance Hall

Composite entrance door and full height double glazed side screens. Wood flooring. Controls for secure entry system. Inset spotlighting.

### Cloakroom

Obscure double glazed window to side. Modern white suite comprising low-level WC and vanity wash hand basin with mixer taps and storage cupboard below. Heated towel rail. Tiled walls and flooring. Inset spotlighting. Extractor fan.

### Inner Hall

Three double glazed windows to side. Large built-in storage cupboard. Wood flooring. Inset spotlighting. Wall light points. Built-in storage units with display shelving.

### Bedroom One

5.19m x 4.95m (17'0" x 16'2" )  
Double glazed windows to front and side. Wood flooring. And extensive range of fitted wardrobes to one wall with hanging rails and shelving. Inset spotlighting. Air conditioning unit to remain. Wall light points. Door two –

### Ensuite Shower Room

Obscure double glazed window to side. Modern white suite comprising low-level WC and vanity wash hand basin with mixer taps and storage cupboard below. Large double with shower cubicle with fitted glass shower screen and tiled surround. Heated towel rail. Tiled walls and flooring. Extractor fan. Inset spotlighting.

### Bedroom Two

4.09m x 3.40m (13'5" x 11'1" )  
Double glazed window to side. Fitted wardrobes to remain with hanging rails and shelving. Wood flooring. Air-conditioning unit to remain. Inset spotlighting.

### Bedroom Three

3.67m x 3.21m (12'0" x 10'6" )  
Double glazed window to side. Fitted wardrobes to remain with hanging rails and shelving. Wood flooring. Air-conditioning unit to remain. Inset spotlighting.

### Jack & Jill Ensuite To Bedroom's Two & Three

Obscure double glazed window to side. Modern white suite comprising low-level WC and vanity wash hand basin with mixer taps and storage cupboard below. Large double with shower cubicle with fitted glass shower screen and tiled surround. Heated towel rail. Tiled walls and flooring. Extractor fan. Inset spotlighting.

### Lounge

7.02m x 4.32m (23'0" x 14'2" )  
Double glazed windows to rear and side. Wood flooring. Inset spotlighting. Air-conditioning unit to remain. Fitted base level media units to remain. Open plan through two –

### Kitchen/Breakfast Room

4.58m x 4.32m (15'0" x 14'2" )  
Double glazed bifold doors leading

to rear. An extensive range of modern high gloss units fitted to base and eye level. Large island unit offering further storage and large breakfast bar. Granite work surfaces incorporating sink unit with mixer taps. A range of integrated appliances to remain including induction hob with extractor hood over, eye level double oven, wine cooler, washing machine and dishwasher. Space for American style fridge/freezer. Tiled flooring. Inset spotlighting.

## EXTERIOR

### Rear Garden

Low maintenance private rear garden commencing with a large block paved patio area. Artificial grass. Large timber framed shed to remain. Brick wall to boundary providing seclusion from neighbouring property.

### Private Driveway & Parking

Private driveway leading to electric security gates opening to block paved driveway providing off street parking. Block paved path leading to entrance door.

## Services

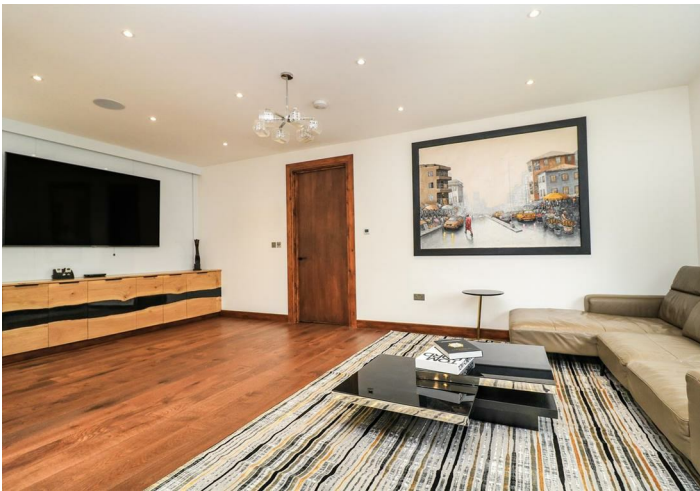
Underfloor heating throughout. Integrated speaker system in all rooms. Fitted air-conditioning units to remain. Mains water supply and drainage.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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