



Whinlatter Well Lane, Danbury , Essex CM3 4AB
£850,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

An established large detached family residence in a private mews of just four properties set back from Well Lane. Located within a 'stones throw' of Danbury Country Park & Lakes and also the 'Outstanding' rated Danbury Park school. Accommodation includes four double bedrooms, two with en-suites and also a family bathroom. To the ground floor there is a lovely reception hall, dual aspect lounge, family room/study, kitchen diner, utility and a cloakroom. Externally, set off road, the property affords parking for 3/4 cars, a double garage and a most private approximate 90' southerly facing rear garden. Although the house has been improved and maintained to a very good order, there is ample scope for extension and conversion, of course subject to gaining the necessary consents. The A12, and the Sandon Park & Ride service for shoppers and commuters to Chelmsford City Centre and railway station is just 5 minutes drive away. Energy rating D.

Location Note

The property is located within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street. To the east is the market town of Maldon with it's bustling High Street and historic Hythe Quay. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

FIRST FLOOR

Master Bedroom 14'7 x 9'9' (4.45m x 2.97m')

A dual aspect room with a window to the side and rear, radiator, built-in double wardrobe. Door to:

En-Suite 9'9 x 5'4 (2.97m x 1.63m)

Obscure glazed window to front and chrome ladder radiator. Suite comprising panelled bath with shower attachment, pedestal wash hand basin, wc, part tiled walls.

Bedroom Two 18'7 x 11'1>9'8 (5.66m x 3.38m>2.95m)

Window to side and radiator, built-in double wardrobe.

En-Suite

Obscure glazed window to front and chrome ladder radiator. Suite comprising fully tiled shower cubicle, pedestal wash hand basin and wc. Extractor fan.

Bedroom Three 11'10 x 11'8 (3.61m x 3.56m)

Window to rear and radiator.

Bedroom Four 11'7 x 9'8>7'6 (3.53m x 2.95m>2.29m)

Window to front and radiator.

Family Bathroom 8'9 x 6'4 (2.67m x 1.93m)

Obscure glazed window to front and chrome ladder radiator. Suite comprising panelled 'P' shaped bath with shower unit over and curved glass splash screen, wash hand basin set onto high gloss storage unit, wc. Tiled floor.

Landing

Access to roof space with loft ladder, part boarded and with lights. Large airing cupboard housing hot water cylinder. Staircase with oak handrail and balustrades to ground floor.

GROUND FLOOR

Reception Hall 15'2 x 9'8 (4.62m x 2.95m)

Solid wooden entrance door with glazed side panels, window to front and radiator, oak flooring under stairs storage cupboard, doors to:

Lounge 20'4 x 11'9 (6.20m x 3.58m)

A dual aspect room with a window to side and patio doors to the garden. Two radiators. Feature gel fireplace with stone surround. Integrated ceiling speakers also in the kitchen and hall.

Family Room 12'2 x 11'2 (3.71m x 3.40m)

Full height window to front and further window to side, double radiator, door to garage.

Kitchen & Dining Room 19'10 x 15'5>11'7 (6.05m x 4.70m>3.53m)

Window to rear, patio doors to garden and part glazed door to side, two radiators. A modern fitted kitchen commencing with a one and half bowl sink unit set into extensive granite work surfaces. Comprehensive range of high gloss base and wall storage units including saucepan drawer pack and normal drawer pack, two corner units with slide out trays. Leisure Cuisinemaster 100 range style oven with matching extractor hood above. Dishwasher to remain, space for fridge freezer. Door to:

Utility

Window to front, Butlers style sink, work surface and fitted storage units, space for washing machine. Worcester boiler fuelling hot water and central heating.

Cloakroom

Obscure glazed window to front. Wash hand basin set onto high gloss storage unit, wc. Oak flooring.

EXTERIOR

Front

Approached via a private driveway from Well Lane shared with three other properties. Shingle driveway for 3/4 cars.

Double Garage

Electric up and over door, power and light, plastic oil storage tank, boarded loft space with light. Door to family room.

Southerly Facing Rear Garden

Approx. 90'. Large full width paved patio leading to lawn gardens, stocked flower and shrub beds. Large raised childrens play house at rear of the garden. Various mature trees, fencing to boundaries, store shed to side of house, water tap, access along side the house to the front.

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.

