



Moor Hall Lane, Danbury , Essex CM3 4ER
Guide price £850,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PLANNING POTENTIAL to enlarge the property to create a first floor and potential to enlarge to the ground floor (subject to planning). Located in a highly desirable leafy lane, nestled between the villages of Danbury and Bicknacre yet offering easy access to both is this substantial detached bungalow set on a plot approaching 1/4 acre. The property offers very spacious accommodation totalling 1750 square feet (162 sq. metres) and lends itself to conversion and extension if desired. Along with three double bedrooms, there is a family bathroom, re-fitted cloakroom, large reception hall with replacement flooring, kitchen breakfast room and a utility room. Living areas include a modernised large lounge, dining room and a conservatory. There is gas central heating, all windows and doors are double glazed, soffits and fascia's have been replaced, plus Cedral weatherboarding has been added to the garage. The property is presented to a very good order. Externally the rear garden is south facing. There is also plenty of parking and an unusual double garage with a roof height of over 18'! There are sought after schools in both neighbouring villages and a variety of amenities. The locality is also in high demand for those looking for good transport links, with easy access to Chelmsford city centre and its mainline station to London Liverpool Street and major roads throughout the county are just a short drive away. Energy rating C.



Entrance Porch

Black composite door. Fully glazed door to:

Reception Hall

Radiator and built-in cloaks cupboard, large airing cupboard housing hot water cylinder. Door to lounge, dining room, kitchen and cloakroom.

Inner Hall

Access to roof space with loft ladder. The loft is very large and in our opinion lends itself to conversion subject to the relevant consents. Doors to the bedrooms and bathroom.

Bedroom One 14' x 12'3 (4.27m x 3.73m)

Window to rear and radiator.

Bedroom Two 12'5 x 11'5 (3.78m x 3.48m)

Window to front and radiator. Wall to wall fitted wardrobes with sliding doors.

Bedroom Three 11'5 x 11'4 (3.48m x 3.45m)

Window to front and radiator.

Family Bathroom 9'6 x 9' (2.90m x 2.74m)

Two obscure glazed windows to side. Tall chrome ladder radiator. Four piece suite comprising corner bath, quadrant shower cubicle, wash hand basin and wc set into vanity & storage unit. Part tiled walls.

Lounge 19'9 x 14'3 (6.02m x 4.34m)

Window to side and two radiators. Sliding doors to conservatory. Chimney breast housing remote control fire. Double French style doors from hall. Open to:

Dining Room 11'8 x 11'1 (3.56m x 3.38m)

Window to rear and radiator.

Conservatory 13' x 12'10 (3.96m x 3.91m)

Brick and upvc double glazed construction. Radiator, tiled floor. Fujitsu air conditioning unit, double doors to garden.

Kitchen Breakfast Room 15'7 x 11'7 (4.75m x 3.53m)

Window to side and rear, radiator. One and bowl sink unit set into extensive work surfaces. Range of fitted storage

units with drawers. Electric cooker, space for fridge freezer. Door to:

Utility Room 9' x 8'8 (2.74m x 2.64m)

Window and door to side. Sink unit and work surface. Space for washing machine, dishwasher and fridge freezer. Three fitted tall storage cupboards. Further cupboard housing the water softener and gas fired boiler.

Cloakroom

Obscure glazed window to side, chrome ladder radiator. Suite comprising wc and pedestal wash hand basin.

EXTERIOR

Front

Lawn garden with various shrubs, access along both side of house to the rear garden. Shingle driveway providing ample parking leading to:

Double Garage 18' x 16'9 x 18' height (5.49m x 5.11m x 5.49m height)

Two electric operated up and over doors, power and light connected, window to either side. The garage has a high pitched roof and lends itself to conversion to accommodation.

Southerly Facing Rear Garden

Large brick patio leading to lawn garden. shrub beds and various trees, water tap.

Agents Notes

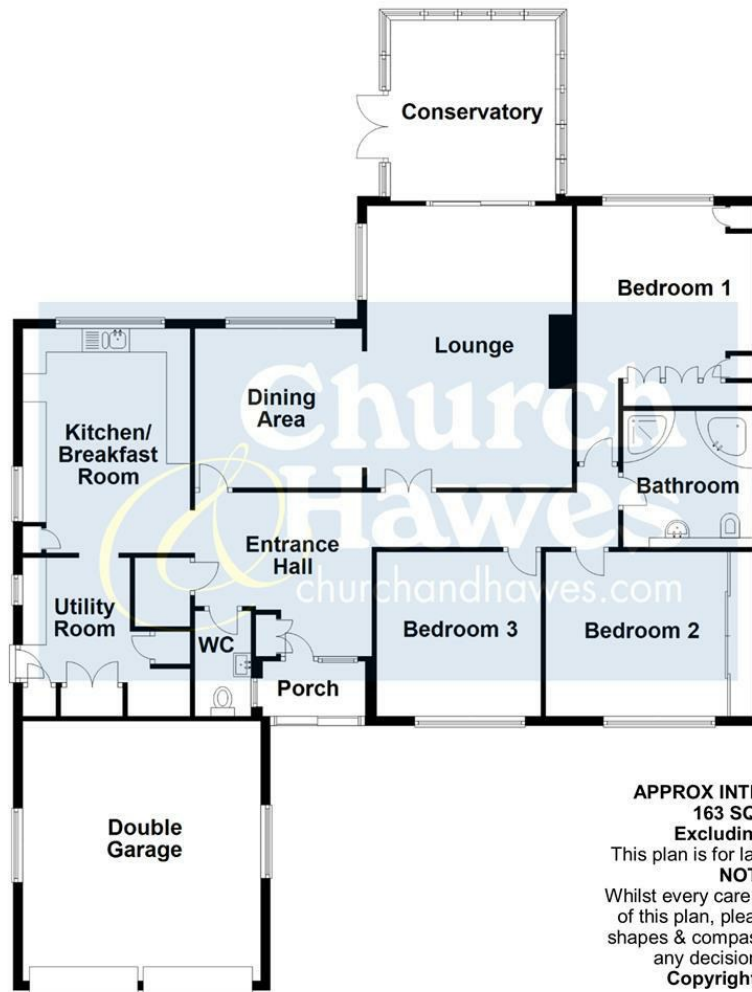
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.







Ground Floor



APPROX INTERNAL FLOOR AREA
163 SQ M 1750 SQ FT

Excluding Double Garage

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright Church & Hawes

