



The Durdans Elm Green Lane, Danbury , Essex CM3 4DR  
£1,150,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Located on the favoured western side of Danbury in one of it's more sought after roads is this imposing detached family residence. The property affords a plot of approx. 0.35 of an acre and with it's prime position is directly opposite a small wooded area with scenic farmland & woodland beyond. Included within the very spacious accommodation is a most fantastic open plan kitchen, dining and family room with a stunning vaulted ceiling and overlooking the gardens. Externally the property affords a very private south westerly facing rear garden which features a large heated swimming pool, a perfect setting for outdoor enjoyment and relaxation. Along with plenty of driveway parking there is also a 37' x 14' garage which interestingly, lends itself to conversion to further accommodation if desired\*. There are solar panels which we understand assist the hot water and electricity, there is currently a feed in tariff of about £1,200 per annum. . The location is particularly advantageous, being in close proximity to Danbury Park school, which is currently rated as 'Outstanding' by Ofsted. This adds to the property's appeal, especially for families with school-age children. Overall, the described residence combines impressive features, spacious accommodation, and a sought-after location, making it a most attractive home. The property is to be offered with NO ONWARD CHAIN. Energy Rating C.

Danbury is located on the outskirts of Chelmsford which offers a mainline station to London Liverpool Street and all the amenities one would expect of a bustling city centre. Major roads throughout the county are just a short drive away. There are also a host of amenities in Danbury village centre such as doctors, dentists, supermarkets and other small boutiques.

#### FIRST FLOOR

**Master Bedroom 16'1 x 11'1 (4.90m x 3.38m)**  
 With views over the gardens and swimming pool.

**Dressing Area**  
 Fitted wardrobes.

**En-Suite**

**Bedroom Two 15'5 x 11'8 (4.70m x 3.56m)**

**Bedroom Three 15'5 x 9' (4.70m x 2.74m)**

**Bedroom Four 9'9 x 9'3 (2.97m x 2.82m)**

**Family Bathroom**

#### GROUND FLOOR

**Entrance Porch**

**Reception Hall 15'5 x 7'9 (4.70m x 2.36m)**  
 Lovely spacious hall with doors to all rooms.

**Cloakroom**

**Lounge 18'6 x 16'1 (5.64m x 4.90m)**

**Family Room/Play Room 15'5 x 11'8 (4.70m x 3.56m)**

**Study 11'10 x 8'2 (3.61m x 2.49m)**

**Open Plan Kitchen, Family & Breakfast Room 28'6>17'8 x 16'1 (8.69m>5.38m x 4.90m)**  
 Wonderful room featuring a stunning vaulted ceiling with four large Velux windows and two sets of double doors opening to the rear garden.

**Utility Room 9'4 x 6'9 (2.84m x 2.06m)**

#### EXTERIOR

**Front**  
 Lawn, driveway parking for numerous cars.

#### Double Length Garage 37'10 x 14'2 (11.53m x 4.32m)

A large garage not only unusually long but also wide. The garage lends itself to conversion to further accommodation if desired. \*Of course this is subject to gaining the necessary consents.

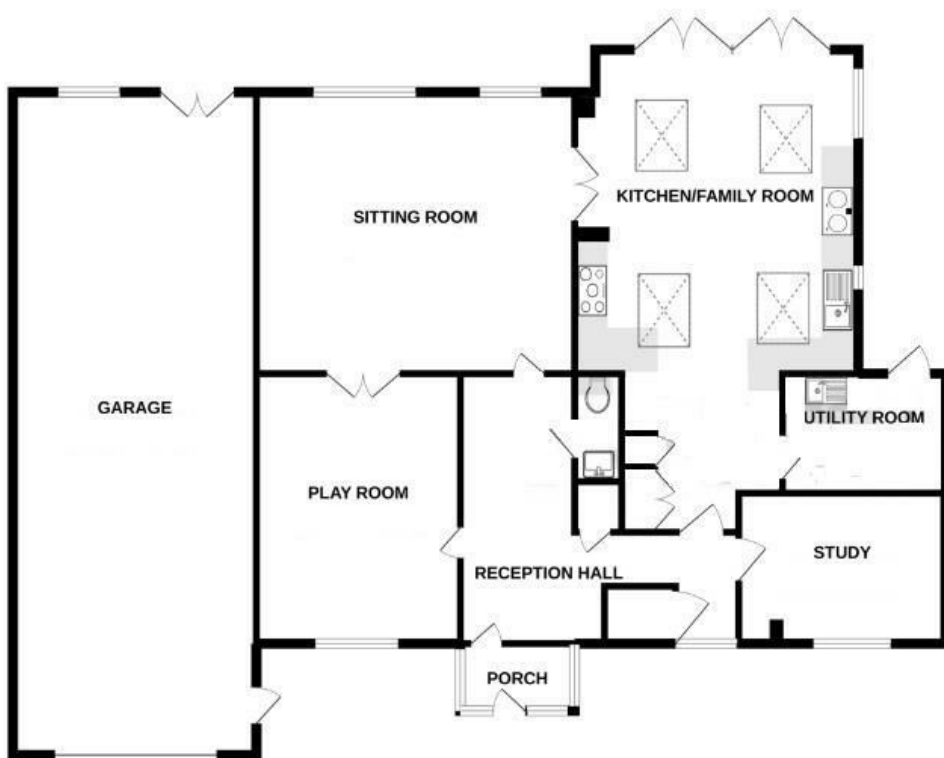
#### South Westerly Facing Rear Garden

Mainly lawn with many mature trees to the boundaries. Good size heated swimming pool. Summerhouse, store shed and further shed housing the swimming pool boiler, filtration unit, etc.

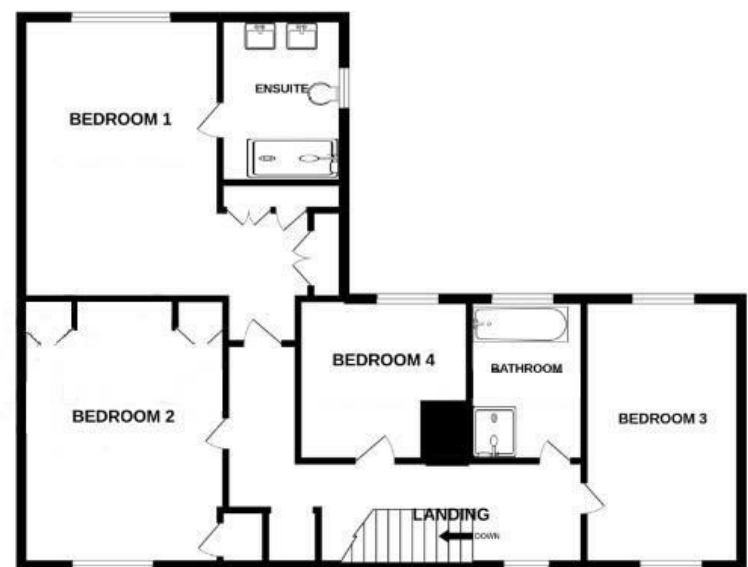
#### Agents Notes

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  
 1744 sq.ft. (162.0 sq.m.) approx.



1ST FLOOR  
 915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2659 sq.ft. (247.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee