



Parkdale, Danbury , Essex CM3 4EH
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £675,000, INCREDIBLY POPULAR TURNING NEAR SOUGHT AFTER SCHOOLS.... This extended four bedroom detached residence is located in the sought after village of Danbury. The property is just a short walk away from the outstanding rated Danbury Park Primary School and bus services to nearby secondary schools and Chelmsford's Grammar schools. Danbury Lakes and common is also just a short away, as the village centre which offers a wealth of amenities. Danbury is very well placed for access to Chelmsford city centre and neighbouring towns and villages, and major roads throughout the county are also within easy reach. Internally the property boasts four good size bedrooms and a family bathroom to the first floor, whilst to the ground floor off of the enlarged entrance hall is ground floor W.C/shower room, kitchen diner, large lounge, study and dining room. The property also enjoys a southerly aspect rear garden, off road parking and a large garage. All of the above is to be offered with no onward chain. Energy rating D



FIRST FLOOR

Bedroom One 12'11" x 10'5" (3.96 x 3.20)

Bedroom Two 10'2" x 9'9" (3.10 x 2.99)

Bedroom Three 12'11" x 8'1" (3.94 x 2.47)

Bedroom Four 10'0" x 7'11" (3.07 x 2.42)

Family Bathroom 6'11" x 6'7" (2.11 x 2.02)

Landing 9'4" x 4'4" (2.85 x 1.34)

GROUND FLOOR

Entrance Porch 6'1" x 4'1" (1.86 x 1.26)

Entrance Hall 15'9" x 12'11" (4.81 x 3.95)

Size includes shower room.

Shower Room/W.C

Dining Room 12'11" x 7'11" (3.95 x 2.43)

Lounge 20'9" x 12'10" (6.33 x 3.92)

Breakfast Area 9'2" x 8'3" (2.80 x 2.54)

Kitchen Diner 24'8" x 8'8" (7.53 x 2.66)

Study 9'8" x 7'10" (2.96 x 2.41)

EXTERIOR

Garage 23'11" x 8'4" (7.31 x 2.55)

Southerly Aspect Rear Garden

Front Garden & Driveway

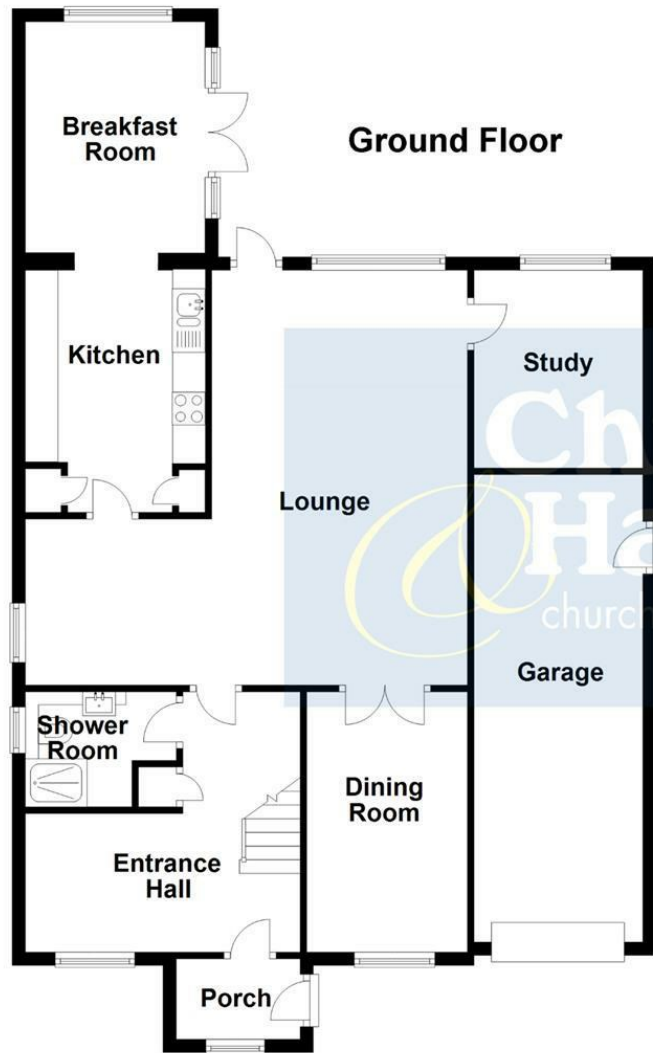
Agents Notes

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.







APPROX INTERNAL FLOOR AREA
149 SQ M 1601 SQ FT
EXCLUDING 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.
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First Floor

