



Mill Lane, Danbury , Essex CM3 4HY  
£600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £600,000 - £620,000. Located centrally within Danbury village and therefore within easy walking distance of many amenities is this established semi-detached home. In a private position, set back from the road behind gates, the property offers well tended pretty gardens and also accommodation presented to a high order. The house has been extended and the present owners have carried out numerous improvements over recent years. Along with three bedrooms to the first floor there is a lovely family bathroom. On the ground floor is a large dual aspect lounge with an open fireplace, fitted kitchen, utility area and a most luxurious shower room. The overall plot measures approx. 140' depth x 60'>35' and offers ample scope for house extension if desired, and of course subject to gaining the relevant planning consents. Energy rating D.



The property is within easy access of local shops, amenities and local schools. The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

## FIRST FLOOR

### Bedroom One 11'6 x 10'1 (3.51m x 3.07m)

Window to front & radiator. Two double built-in wardrobes.

### Bedroom Two 11'8 x 9'9 (3.56m x 2.97m)

Window to side and radiator.

### Bedroom Three 9'6 x 7'6>6'6 (2.90m x 2.29m>1.98m)

Window to rear and radiator.

### Family Bathroom/wc

Obscure glazed window to side, radiator. Three piece suite.

### Landing

Airing cupboard, window to side, radiator, access to roof space.

## GROUND FLOOR

### Entrance Hall

Composite part glazed entrance door, window and radiator. door to kitchen, utility and lounge.

### Lounge 20' x 13'7 (6.10m x 4.14m)

A lovely dual aspect room featuring a brick open fireplace. Bay window to front and two windows to side. Two radiators.

### Kitchen 11'9 x 11'2 (3.58m x 3.40m)

A lovely country style fitted kitchen with two windows and a door to exterior.

### Rear Hall/Utility Lobby

Feature skylight window, radiator.

### Shower Room/wc

A lovely 'hotel' style shower room featuring a large walk-in shower cubicle and a travertine circular wash basin. Travertine floor and wall tiling. Skylight window and further window with feature 'tree' engraving.

## EXTERIOR

Plot size is approx. 140' x 60'>35'. The property although centrally located in Danbury is positioned very privately back from the road. Approached via double wooden gates which lead to the extensive driveway and parking for numerous vehicles. A fully enclosed garden with large lawn to the front with stocked flower and shrub beds. Feature wooden split level pergola and seating area with attached BBQ hut and patio terrace absolutely perfect for entertaining. Further lawn area and beds. various store sheds.

### Garage 22'10 x 9'6 (6.96m x 2.90m)

Up and over door, power and light.

### 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

# First Floor

APPROX INTERNAL FLOOR AREA  
98 SQ M 1055 SQ FT

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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