



Mill Lane, Danbury, Essex CM3 4LB  
£625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Presented to a very high order is this older style extended semi-detached home located in favoured street within Danbury village. The property offers wonderful living areas including two reception rooms and a fantastic kitchen breakfast room with a ceiling lantern and overlooking rear gardens. Along with three bedrooms, there is an en-suite shower room and also a family bathroom. Off the kitchen is a large utility area and there is a cloakroom. Externally, the property is setback from the road and provides parking for 4 cars. The good size rear garden is southerly facing and features a recently laid large terrace. Closeby are numerous lanes and footpaths ideal for walking. Energy rating C.





The house is 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 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 12'1 x 11' (3.68m x 3.35m)

Window to front and double radiator. High quality fitted wardrobes comprising two double and one single. Door to:

### En-Suite Shower Room

Chrome ladder radiator. Suite comprising large shower cubicle, part concealed wc, wash hand basin set onto a storage unit. Tiled floor and fully tiled walls, extractor fan, shaver point.

### Bedroom Two 15'1 x 9' (4.60m x 2.74m)

Two windows to rear, two double radiators.

### Bedroom Three 7'7 x 7'3 plus wardrobes (2.31m x 2.21m plus wardrobes)

Window to rear and radiator. Wall to wall fitted wardrobes.

### Family Bathroom

Window to front & chrome ladder radiator. Suite comprising bath with shower attachment, part concealed wc, wash hand basin set onto a storage unit. Tiled floor and part tiled walls, extractor fan, shaver point. Cupboard housing pressurised hot water cylinder.

### Landing

Large feature arch top window to side, radiator, access to roof space with loft ladder. Stairs to ground floor.

## GROUND FLOOR

### Entrance Hall

Composite high security entrance door, radiator, under stairs store cupboard.

### Cloakroom

Window to front and radiator. Suite comprising wash hand basin and wc both set into a storage unit.

### Lounge 15'1 x 12' (4.60m x 3.66m)

Window to front and double radiator, door to dining room.

### Dining Room 15' x 9' (4.57m x 2.74m)

Fully glazed double casement doors to the garden, door to kitchen, double radiator.

### Kitchen Breakfast Room 17' x 8'10 (5.18m x 2.69m)

A wonderfully light room featuring a large glazed ceiling lantern and overlooking the rear garden. Window to rear and double fully glazed casement doors to the garden. Radiator with feature cover. Fully fitted kitchen commencing with a sink unit set into work surfaces. Extensive range of base and wall units with drawers. Built-in double oven, gas hob and extractor hood. Integrated dishwasher. Tiled floor. Open to:

### Utility Area 9'1 x 7'3 (2.77m x 2.21m)

Window to side and radiator. Matching with the same units and work surface as the kitchen. Integrated fridge, freezer and washing machine. Cupboard housing Vaillant gas fired boiler. Tiled floor.

## EXTERIOR

### Front

Driveway providing parking for 4 cars, access along side the house to:

### Southerly Facing Rear Garden approx 75' (approx 22.86m)

A beautiful kept garden commencing with a very large paved terrace with matching path leading down the garden. Lawn and well tended borders with numerous trees and shrubs. Store shed at the end of the garden, 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.









