



Tamarind Cherry Garden Lane, Danbury , CM3 4QP  
£625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



This deceptively spacious detached residence is well-maintained and situated just a short walk from the village centre. It offers parking for 4-5 cars, along with a large DOUBLE GARAGE featuring an electric roller shutter door. Inside, the accommodation includes four generous reception rooms, a kitchen/breakfast room, and a conservatory. The private gardens boast a raised summerhouse with a wooden decked terrace, providing a lovely outdoor retreat. Energy rating D. PLEASE NOTE, THE PHOTOS USED ARE LIBRARY PHOTOGRAPHS.

## FIRST FLOOR

### Bedroom One 14'9" x 10'8" (4.50m x 3.25m)

Window to side, radiator, fitted wardrobes to either end of the room, door to:

#### En-Suite

Obscure glazed window to front, chrome ladder radiator. Three piece suite comprising tiled shower cubicle, pedestal wash hand basin, wc, fully tiled walls, light with shaver point.

### Bedroom Two 11'0" x 10'2" (3.35m x 3.10m)

Window to front, radiator. Wall to wall fitted wardrobes with sliding mirror doors, built-in storage cupboard.

### Bedroom Three 14'10" x 8'10"

Two windows to rear, two radiators, built-in wardrobes.

### Bedroom Four 12'0" x 8'10" (3.66m x 2.69m)

Window to rear, radiator.

#### Family Bathroom/wc

Obscure glazed window to front, double radiator. Three piece suite comprising panelled corner bath with shower unit above, wash hand basin set into vanity storage unit, wc, fully tiled walls, light with shaver point.

#### Landing

Radiator, access to roof space with loft ladder and light, built-in linen cupboard, large airing cupboard housing hot water cylinder, stairs to:

## GROUND FLOOR

#### Entrance Porch

Fully glazed sliding entrance door with matching side window, panelled wooden entrance door to:

#### Reception Hall

Double radiator, built-in cloaks cupboard, under stairs storage cupboard, doors to:

#### Cloakroom/Laundry

Obscure glazed window to front, radiator, wash hand basin set onto storage unit, wc, space and plumbing for washing machine.

### Lounge 24'0" x 12'5" (7.32m x 3.78m)

Sliding patio doors to front and window to rear. Two double radiators, feature brick open fireplace and chimney breast, double French style doors to dining room and also conservatory.

#### Conservatory

Glazed to three sides, door to gardens.

### Dining Room 12'0" x 11'7" (3.66m x 3.53m)

Window to rear, radiator.

### Family Room/Study 12'0" x 11'10" (3.66m x 3.61m)

Window to front, radiator, feature fireplace surround.

### Kitchen/Breakfast Room 16'9" x 11'6" (5.11m x 3.51m)

Two windows to rear. One and half bowl sink unit set into extensive laminate work surfaces. Comprehensive range of fitted base and wall units with drawers. Built-in electric double oven, five ring gas hob with extractor hood above. Space for fridge and freezer. Door to:

#### Side Lobby

Door to front (exterior) and door to rear (exterior). Door to garage.

## EXTERIOR

#### Front

Lawn front garden with various shrubs and trees, patio with awning over. Driveway providing parking for 4/5 cars, side gate with access to side and rear garden.

#### Double Garage

Electric roller shutter entrance door, two windows to rear, power and light, wall mounted boiler fuelling hot water and central heating.

#### Side & Rear Garden

Very private gardens with lawn area to side and rear of house. Large patio at rear. Various shrubs and trees. Raised wooden summerhouse with deck to front. Two timber store sheds and greenhouse. 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.

#### Agents Notes 2

Please note the photographs used are library photos.



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