



6 Runsell Close, Danbury , CM3 4PQ  
£695,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An extended, beautifully presented contemporary detached home offers an ideal blend of modern living and convenience, situated just a short walk from the village centre and local amenities. The spacious and flexible ground floor layout includes an inviting entrance hall, a comfortable living room, a dedicated study, and a practical utility room, extended by the current vendors. Additionally, there's a third bedroom with its own en-suite shower room and a breathtaking open plan kitchen/diner/family room, featuring a part-vaulted ceiling and bi-fold doors that seamlessly connect to the rear garden. Upstairs, the property boasts a generous main bedroom with extensive fitted wardrobes and an en-suite shower room, alongside a further double bedroom and a separate family bathroom. Externally, the property offers parking for 2 to 3 cars at the front, along with an integral storage room. The landscaped rear garden extends approximately 70' providing a perfect outdoor retreat. Energy rating C.



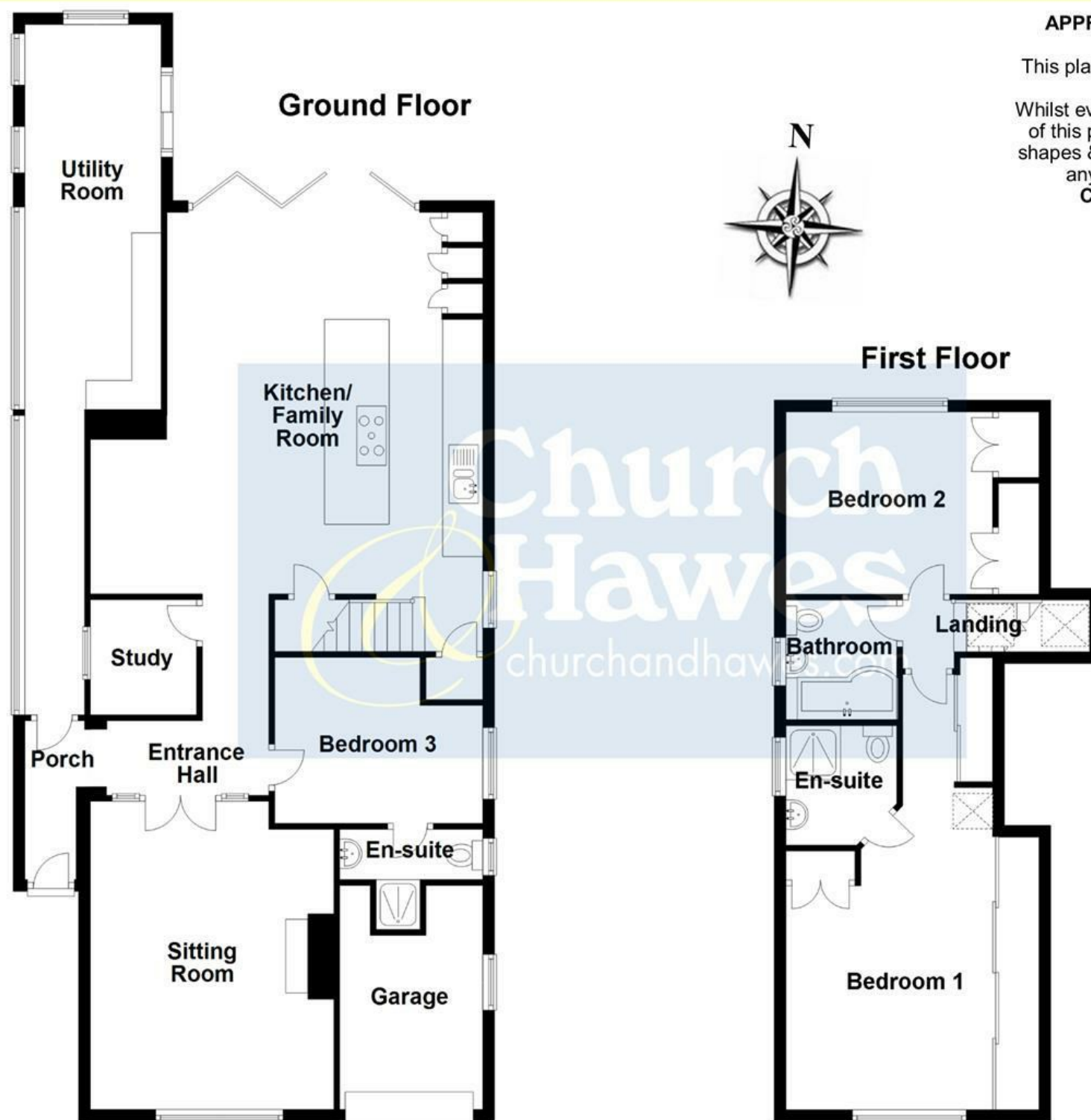
APPROX INTERNAL FLOOR AREA

173 SQ M 1854 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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#### FIRST FLOOR

Landing

Master Bedroom 25'5" x 14'11" x 11'5" (7.75m x 4.55m x 3.48m)

Ensuite Shower Room

Bedroom Two 11'9" x 10'3" (3.58m x 3.12m)

Family Bathroom

#### GROUND FLOOR

Hallway

Lounge 17'2" x 13'8" (5.23m x 4.17m)

Kitchen/Family Room 21'11" x 21'3" (6.68m x 6.48m)

Bedroom Three 11'8" x 9'4" (3.56m x 2.84m)

Ensuite Shower Room

Study 6'6" x 5'11" (1.98m x 1.80m)

Utility Room 38'10" x 21'6" x 7'4" (11.84m x 6.55m x 2.24m)

#### EXTERIOR

Rear Garden

Front

Store/Garage

#### 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.

