



39 Peartree Lane, Danbury , Essex CM3 4LS
Guide price £900,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £900,000 - £950,000... An attractive extended residence set in a desirable lane on the periphery of Danbury/Bicknacre villages. The property is set on an impressive plot approaching 1/3 acre, including a large driveway and a 200' rear garden. The accommodation affords four good size bedrooms with en-suite shower room and bathroom to the first floor., all set off an impressive landing area. To the ground floor there is a spacious lounge with wood burner, a playroom, cloakroom and the hub of the property is a 30' open plan kitchen/dining/family room featuring a modern kitchen with fitted appliances and quartz worktops. Furthermore, there is bi-folding doors to the dining area and an impressive sky lantern. Externally, the property features a re-landscaped garden with large patio seating area, to the rear of the garden is a 39' outbuilding with power, light, gas and water connected, we understand from the vendor planning was previously passed to convert to an annexe. To the front of the property there is a detached double garage and driveway parking for several vehicles. Energy rating C.

FIRST FLOOR

Landing
Staircase ground floor with glass/solid oak finish. Window to rear. Access to loft. Radiator. Airing cupboard housing hot water cylinder. Further storage cupboard.

Bedroom One 14'9 x 13' (4.50m x 3.96m)
Window to rear. Radiator. Range of fitted wardrobes and chest of drawers to one wall. Door to:

En-Suite
Obscure window to rear. W.C. Wash hand basin set into vanity unit. Corner shower cubicle with rainfall shower head. Towel radiator.

Bedroom Two 15' x 11'5 (4.57m x 3.48m)
Window to front. Radiator. Fitted wardrobes to one wall including chest of drawers.

Bedroom Three 11'8 x 11'5 (3.56m x 3.48m)
Window to rear. Radiator. Fitted wardrobes to one wall including chest of drawers.

Bedroom Four 11'8 x 9'3 max (3.56m x 2.82m max)
Currently used as a dressing room. Window to front. Two eaves storage cupboards. Fitted triple wardrobe.

Bathroom 7'7 x 7'1 (2.31m x 2.16m)
Obscure window to side. W.C. Wash hand basin set into vanity unit. P shaped bath with rainfall shower over. Tiled to walls and floor. Extractor fan. Towel radiator.

GROUND FLOOR

Hallway
Radiator. Tiled floor. Oak/glass staircase leading to first floor.

Cloakroom
Obscure window to side. Towel radiator. W.C.

Lounge 27' x 11'4 (8.23m x 3.45m)
Window to front & slim window to side. Two radiators. Brick fireplace with inset multi fuel burner. Double doors to kitchen/dining area.

Playroom 13'8 x 11'7 (4.17m x 3.53m)
Bay window to front. Radiator.

Kitchen/ Dining Family Room 30'4 x 13' (9.25m x 3.96m)
Kitchen Area: Window to rear. Island unit with wine fridge and solid quartz worktops. Range of base and eye level units with inset twin butler sink. Solid quartz worktops. Fitted appliances to include two electric ovens. 5 ring gas hob and extractor over. Integrated dishwasher. Full height fridge and separate freezer.

Dining Area: Bi folding doors. Large sky lantern. Radiator.

Utility Room 7'10 x 7'1 (2.39m x 2.16m)
Obscure window to side. Base and eye level units. Solid quartz worktops. Cupboard concealing gas central heating boiler. Integrated under counter fridge, washing machine and tumble dryer.

EXTERIOR

Rear Garden 200' x 44' approx (60.96m x 13.41m approx)
Large composite decked patio area. Remainder laid to lawn and tree borders. Access to workshop.

Large Outbuilding 39'0" x 16'0" approx (11.89m x 4.88m approx)
Suitable for a variety of uses. Previous planning permission passed to convert to an annexe. We understand from the vendor gas and water has been connected in readiness for this.

Front
Block paved driveway with parking for four vehicles. Raised shingle area. Access to:-

Double Garage 17'3" x 17'0" (5.26m x 5.18m)
Electric roller door. Power and light connected. Door to side.

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.

