



68 Pedlars Path, Danbury , Essex CM3 4HZ  
Guide price £400,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £400,000 - £415,000, WELL PRESENTED FAMILY HOME IN ENVIABLE NON ESTATE SETTING.... Located in the charming village of Danbury is this three bedroom end of terrace family home. The house is facing Danbury Common to front and open fields to the side. Internally the property is offered in good decorative order throughout and offers three bedroom and a family bathroom to the first floor, whilst to the ground floor is a lovely lounge and kitchen diner. The current owners have planning permission passed for a single storey rear and side extension, details of which can be found on the Chelmsford council website with planning number 22/01533/FUL. Externally the property enjoys a larger than average rear garden and decorative front gardens with parking to the front and a garage to rear. Danbury village centre is within easy reach and offers a variety of amenities, good routes into Chelmsford city centre and also offers some highly desirable schools. Major roads throughout the county are also just a short drive away. Energy rating D

FIRST FLOOR

Bedroom One 12'2" x 11'3" (3.73 x 3.44)

Bedroom Two 10'6" x 9'2" (3.21 x 2.80)

Bedroom Three 8'7" x 7'6" (2.63 x 2.29)

Family Bathroom 7'4" x 4'11" (2.24 x 1.52)

Landing

GROUND FLOOR

Entrance Hall

Lounge 14'11" x 12'5" (4.56 x 3.79)

Kitchen Diner 18'2" x 9'3" (5.54 x 2.82)

EXTERIOR

Enclosed Rear Garden

Decorative Front Garden

Single Garage To Rear

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.

