



Copt Hill, Danbury, Essex CM3 4NN
£600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £600,00 - £610,000... This charming Grade II listed coach house, believed to date back to the 18th century, is brimming with character and original features. From exposed beams to vaulted ceilings, every detail tells a story. The property boasts two generously sized double bedrooms, an impressive lounge complete with an inglenook fireplace, ideal for a cosy wood burning stove to be installed. There is also kitchen/dining room with a stable door leading to a secluded westerly aspect rear garden. The property offers driveway parking to the front and a garage, which offers exciting potential for conversion into a further reception room, or extension of the existing kitchen. The property resides on one of the most sought-after roads in the village, and being within walking distance of local amenities it makes for a perfect blend of historic charm and modern convenience. Energy rating D.



FIRST FLOOR

Landing

Bedroom One 18'2 x 13'4 (5.54m x 4.06m)

Bedroom Two 12' x 9'10 (3.66m x 3.00m)

Bathroom 9'9 x 5'3 (2.97m x 1.60m)

GROUND FLOOR

Entrance Hall

Kitchen/Diner 16'11 x 12'4 > 5'11 (5.16m x 3.76m > 1.80m)

Sitting Room 16'11 x 13'3 (5.16m x 4.04m)

EXTERIOR

Garage 16'11 x 8'9 (5.16m x 2.67m)

Rear Garden

Driveway

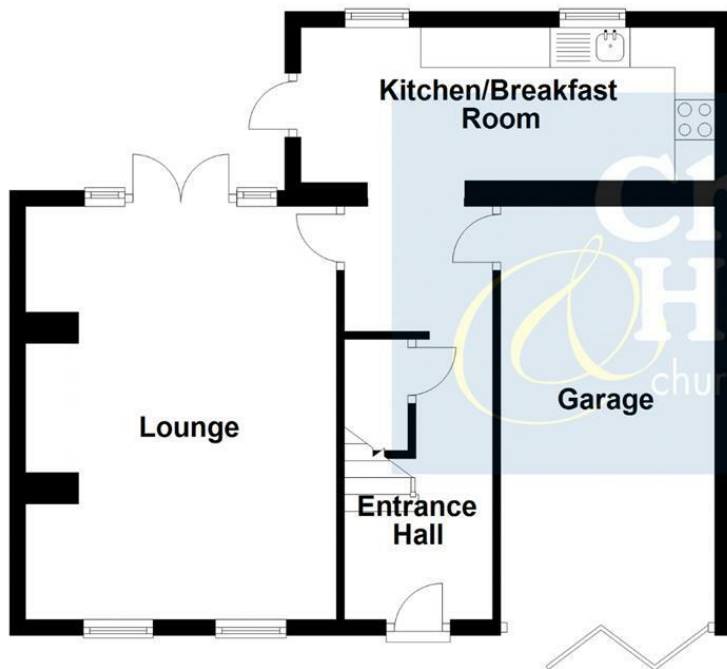
Agents Notes

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.





Ground Floor



APPROX INTERNAL FLOOR AREA
101 SQ M 1085 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

