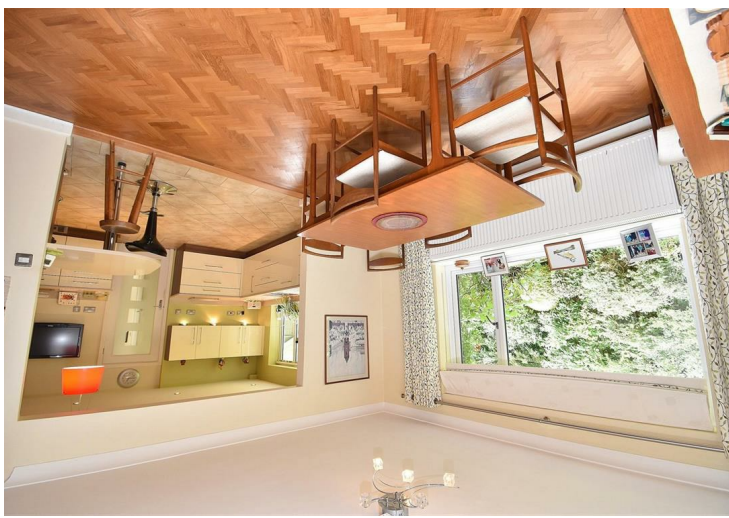
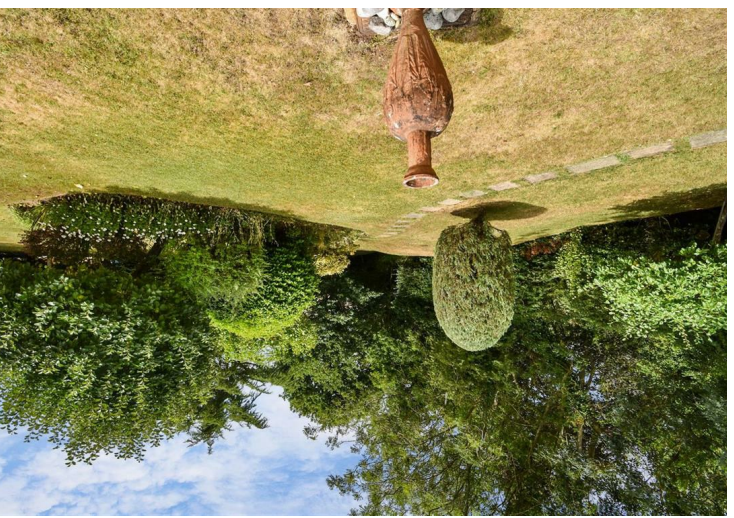
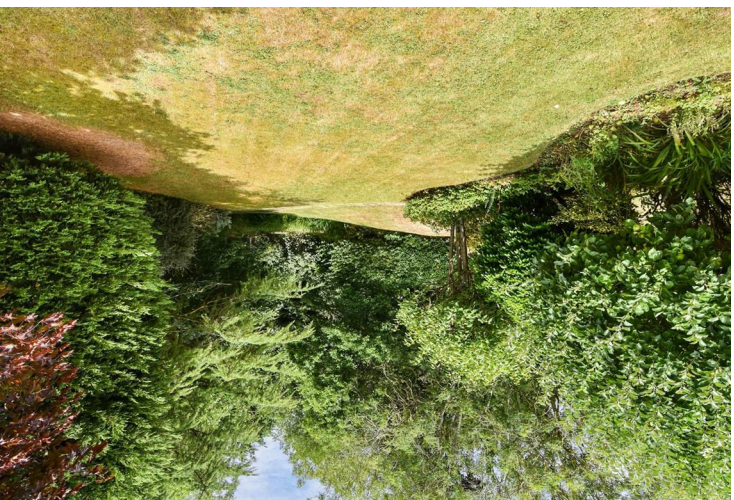
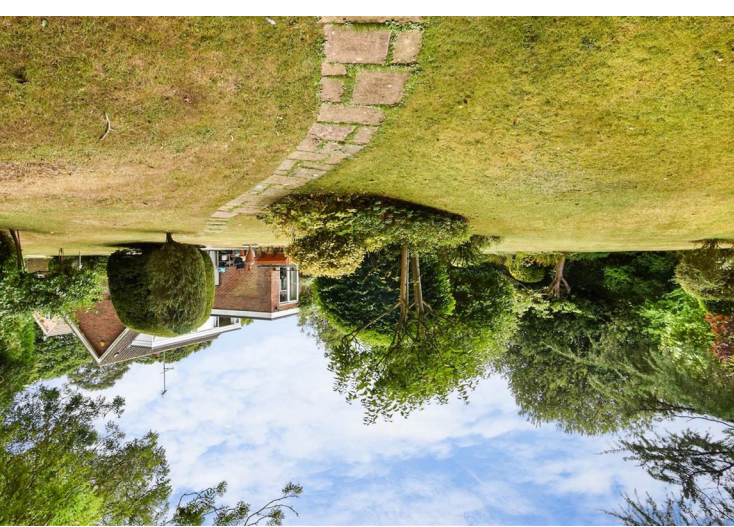




7 Hay Green, Danbury , CM3 4NU
Guide price £850,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £850,000 to £875,000... Situated at the end of the sought after Hay Green in Danbury, this detached three bedroom chalet style home occupies a private and generously sized plot of over one third of an acre*. Hay Green is a particularly desirable lane, admired for its charming setting and close proximity to Danbury village centre. In our opinion, the property presents excellent potential for extension or reconfiguration, as demonstrated by similar homes along the road. The current layout comprises two well proportioned bedrooms and a bathroom on the first floor. The ground floor offers a spacious lounge, sun room, dining room, modern kitchen, shower room, and a versatile third bedroom or additional reception space. To the outside, there are generous gardens to rear and side, a driveway with ample off road parking, a detached garage and carport parking. Offered with no onward chain. Keys held for accompanied viewings. Energy rating D. *subject to land survey.

FIRST FLOOR

Bedroom 15'1 x 13'10 (4.60m x 4.22m)

Bedroom 15'3 x 10'3 (4.65m x 3.12m)

Bathroom

GROUND FLOOR

Entrance Porch

Cloakroom

Sitting Room 24' x 16'3 > 13'11 (7.32m x 4.95m > 4.24m)

Sun Room 13'10 x 12'5 (4.22m x 3.78m)

Bedroom/Reception Room 18'4 x 13' (5.59m x 3.96m)

Shower Room 10'6 x 5'8 (3.20m x 1.73m)

Kitchen 16' x 11'8 (4.88m x 3.56m)

Dining Room 13'9 x 11'7 (4.19m x 3.53m)

EXTERIOR

Garage 17'6 x 9'1 (5.33m x 2.77m)

Front

Rear Garden

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to

know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

