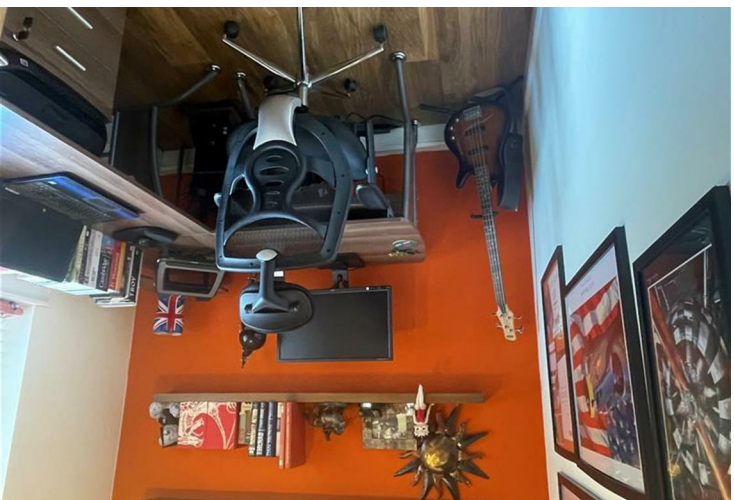
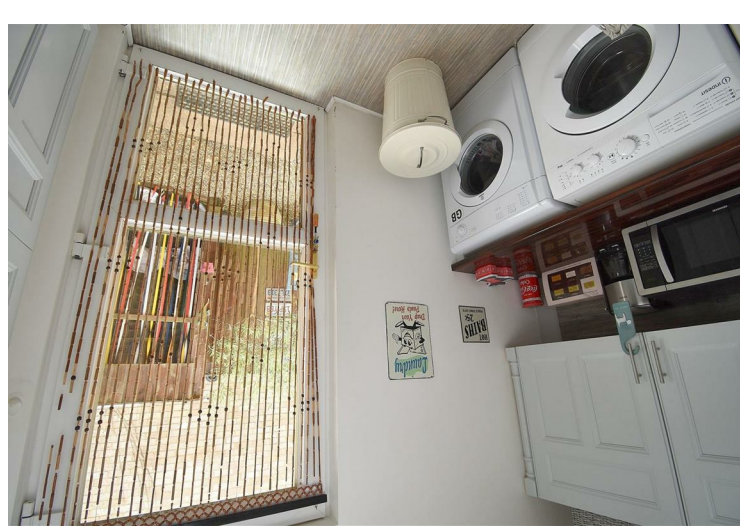
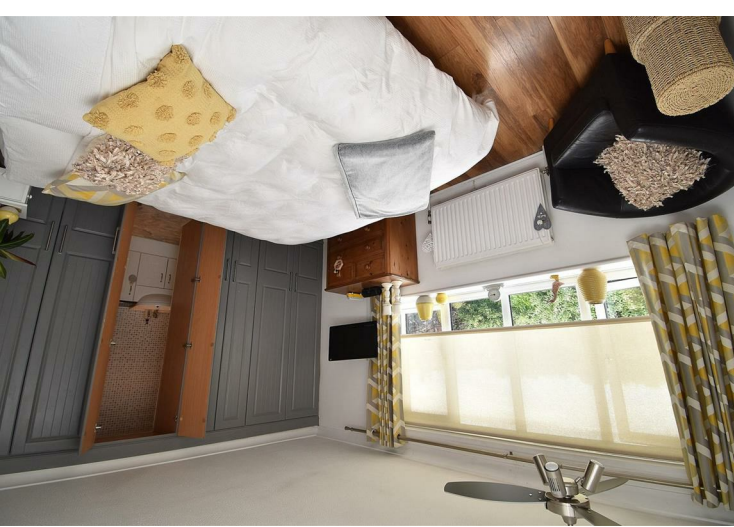




1 Five Acres, Danbury , Essex CM3 4NB
Guide price £650,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £665,000... An extended detached home located in a desirable turning on the edge of Danbury and Bicknacre. Ideally positioned within walking distance of a highly regarded primary school, local shops and bus stops, making it the perfect location for growing families. The property offers four bedrooms, including a master with en-suite cleverly concealed behind fitted wardrobes and a family bathroom to the first floor. The ground floor comprises a spacious lounge, separate dining room, study, kitchen/breakfast room, and utility room, all finished with a modern decor. Externally, the home benefits from a beautifully landscaped rear garden with porcelain patio, mature planting and a private hot tub area. To the front there is a generous driveway providing ample parking for multiple vehicles. Energy rating C.

FIRST FLOOR

- Landing
- Bedroom One 14' into wardrobe x 9'11 (4.27m into wardrobe x 3.02m)
- Ensuite Shower Room
- Bedroom Two 14' x 9' (4.27m x 2.74m)
- Bedroom Three 10'9 x 10'8 (3.28m x 3.25m)
- Bedroom Four 10'8 x 6'11 (3.25m x 2.11m)

Bathroom

GROUND FLOOR

- Entrance Hall
- Dining Room 13'6 x 8'11 (4.11m x 2.72m)
- Lounge 18' x 12' (5.49m x 3.66m)
- Study 8'10 x 6'10 (2.69m x 2.08m)
- Kitchen 17'4 x 9'11 (5.28m x 3.02m)

EXTERIOR

- Rear Garden
- Front

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.

