



Simmonds Way, Danbury , Essex CM3 4PT
£650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on a large corner plot in a sought-after village location, this well-proportioned family home offers excellent space both inside and out, with plenty of scope for extension (subject to consent).

Situated on a large corner plot, the property features four generous bedrooms, ideal for family living, along with three versatile reception rooms and a dedicated study, perfect for today's modern lifestyle. The layout provides flexibility for entertaining, relaxing, and working from home.

A standout feature is the double-length garage, providing ample parking and further accommodation options, while the sizeable plot ensures plenty of outdoor space for gardening, play, or future expansion.

Offered to the market with no onward chain, this is a rare opportunity to secure a substantial family house in a popular village setting.



FIRST FLOOR

Bedroom One 12'8 x 10'4 (3.86m x 3.15m)
Built-in wardrobes.

Bedroom Two 12'8 x 8'2 (3.86m x 2.49m)
Built-in wardrobes.

Bedroom Three 10'2 x 10' (3.10m x 3.05m)
Built-in wardrobes.

Bedroom Four 10' x 8' (3.05m x 2.44m)
Built-in wardrobes.

Family Bathroom

Landing
Linen cupboard.

GROUND FLOOR

Entrance Hall

Cloakroom

Study 9'3 x 7'5 (2.82m x 2.26m)

Lounge 20'7 x 13'> 11'1 (6.27m x 3.96m> 3.38m)

Play Room/Snug 13' x 8' (3.96m x 2.44m)

Kitchen 11'9 x 8'7 (3.58m x 2.62m)

Dining Area 10'6 x 8'4 (3.20m x 2.54m)

EXTERIOR

Front & Side Garden
The house is set on a corner plot and therefore affords a front and unusually large side garden. The existing left side fence is currently set well inside the actual house boundary and in our opinion could be moved to incorporate more garden. There is plenty of room to the left and rear of the house for extension if desired (subject to required planning consent).

Double Length Garage 28' x 8'4 (8.53m x 2.54m)
A garage of this size lends itself to full or part conversion

to further accommodation if desired (subject to the required planning consent).

Rear Garden
South & westerly facing.

The house is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street. To the east is the market town of Maldon with it's bustling High Street and historic Hythe Quay. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

Agents Notes, Money Laundering & Referrals
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.





Ground Floor



APPROX INTERNAL FLOOR AREA
149 SQ M 1602 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





