



Danbury Palace Drive, Danbury , Essex CM3 4FA  
£500,000

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

Church & Hawes are now in receipt of an offer for the sum of £475,000 for 37 Danbury Palace Drive, Danbury, CM3 4FA.

Anyone wishing to place an offer on the property should contact (Church & Hawes, 58 Main Road, Danbury, CM3 4NG, 01245 225853 before exchange of contracts.

BEAUTIFUL PRIVATE DEVELOPMENT SURROUNDED BY NATIONAL TRUST WOODLAND... private gates open into the development set in 8 & 1/2 acres of beautifully landscaped grounds. The development comprises of a range of apartments in Danbury Palace which is a grade II listed building complimented by sympathetically designed mews houses and a selection of 3 and 4 bedroom family homes. This is truly a unique opportunity to enjoy living an impressive lifestyle within your own private setting. This particular property is a three bedroom semi detached offering two bathrooms and three bedrooms to the first floor. To the ground floor off the impressive entrance hall is a delightful kitchen diner with a host of integrated appliances and a separate utility room. There is also a a spacious lounge with bi fold doors opening to the secluded garden. Danbury Palace is conveniently located to major roads throughout the county with the A12 just a short drive away as is the Park & Ride facility at Sandon which offer regular services to Chelmsford station and its mainline links to London Liverpool Street. Energy rating B.



## FIRST FLOOR

### Bedroom One 16'10 x 12' (5.13m x 3.66m)

(size includes en suite)

### En Suite

Three piece suite.

### Bedroom Two 13'10 x 10'1 (4.22m x 3.07m)

### Bedroom Three 8'7 x 6'8 (2.62m x 2.03m)

### Family Bathroom

Three piece suite.

### Landing

## GROUND FLOOR

### Entrance Hall 21'3 x 6'4 (6.48m x 1.93m)

Video entry system control.

### Cloakroom

### Lounge 19'6 x 17'2 (5.94m x 5.23m)

Bi-fold doors to rear garden.

### Kitchen Diner 17'6 x 10'6 (5.33m x 3.20m)

A range of appliances comprising hob, extractor, oven, microwave and dishwasher. Granite work surfaces. Integrated fridge freezer.

### Utility 5'10 x 5'5 (1.78m x 1.65m)

Concealed wall mounted gas Potterton boiler.

## EXTERIOR

### Front

Parking for two cars.

### Rear Garden

### Concierge & Estate Management

A dedicated concierge based within the development works for the benefit of all of the residents. Whether directing visitors, receiving packages, keeping out a watchful eye, organising maintenance or simply saying a

friendly hello, the concierge ensures that everything on the estate runs smoothly.

The areas of landscaped gardens at Danbury Palace have been designed for the use and enjoyment of all of the residents. These areas are maintained by the Management Company.

### Tennis at the Palace?

A high standard tennis court within the grounds is available for use by all of the residents, just book it via the residents Whats App group.

### Service Charge

Please note, we understand there is a service charge of £280 per month which includes the upkeep and maintenance of the roadways and grounds, tennis court, security entrance gates and the concierge service.

### 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.









