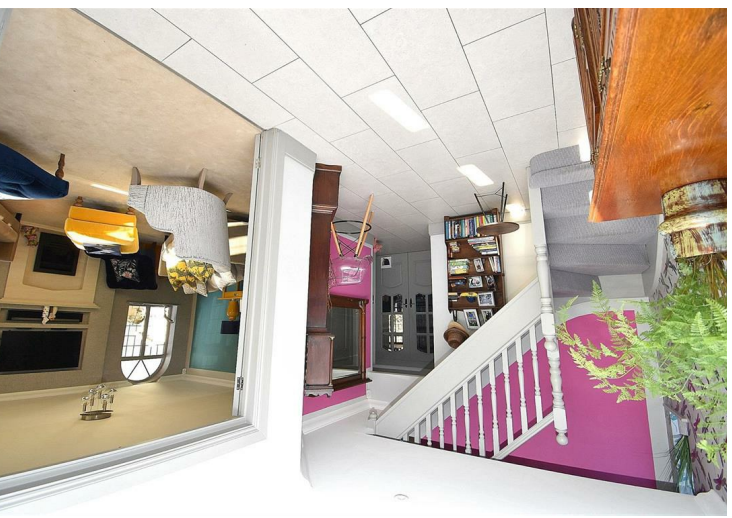
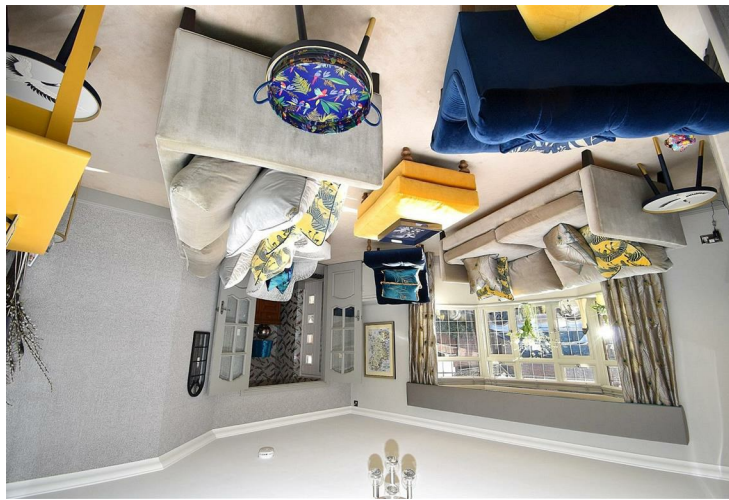




59 Maldon Road, Danbury , CM3 4QL
O.I.R.O £850,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

BEAUTIFULLY PRESENTED HOME WITH DETACHED ANNEX..... Located in the heart of Danbury village centre, is this deceptive three bedroom detached residence. Offering three double bedrooms and tow bathrooms to the first floor. To the ground floor off of the large entrance hall is a large lounge with feature bay window and fireplace, there is a separate utility room & ground floor W.C then leading into a lovely open plan kitchen diner family room with a selection of integrated appliances and all offering views over the property's incredible rear gardens. Offering an overall plot size in excess of a quarter of an acre with a large rear garden which is divided by an unique diving wall leading into a Japanese themed sanctuary at the bottom. To the front of the property is a large driveway with ample off road parking and access to the property's double garage with an external ensuite bedroom above, and could easily be converted into a full separate annex (S.T.P.P). The property is situated within easy walking distance of all of the amenities on offer in the village all to be offered with no onward chain.... Energy rating C

FIRST FLOOR

- Bedroom One 13'7" x 10'6" (4.15 x 3.22)
- Bedroom Two 11'6" exc wardrobes x 9'3" (3.51 exc wardrobes x 2.82)
- Ensuite 7'4" x 3'10" (2.24 x 1.17)
- Bedroom Three 12'9" x 9'9" exc wardrobes (3.90 x 2.98 exc wardrobes)
- Family Bathroom 12'2" x 7'2" (3.72 x 2.20)

Landing

GROUND FLOOR

- Entrance Hall 16'1" x 10'4" (4.91 x 3.16)
- Lounge 18'0" x 16'3" (5.51 x 4.97)
- Ground Floor W.C
- Utility Room 10'6" x 7'6" (3.22 x 2.31)
- Kitchen & Family Room 24'6" x 11'8" (7.47 x 3.58)
- Garden Room 13'1" x 12'0" (4.01 x 3.66)

EXTERIOR

- Double Garage 19'10" x 18'9" (6.05 x 5.74)
With Ensuite Room Above with own external staircase
- Annex Bedroom 19'10" x 12'9" (6.05 x 3.89)
Size Inc Ensuite
- Ensuite Shower Room

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.

