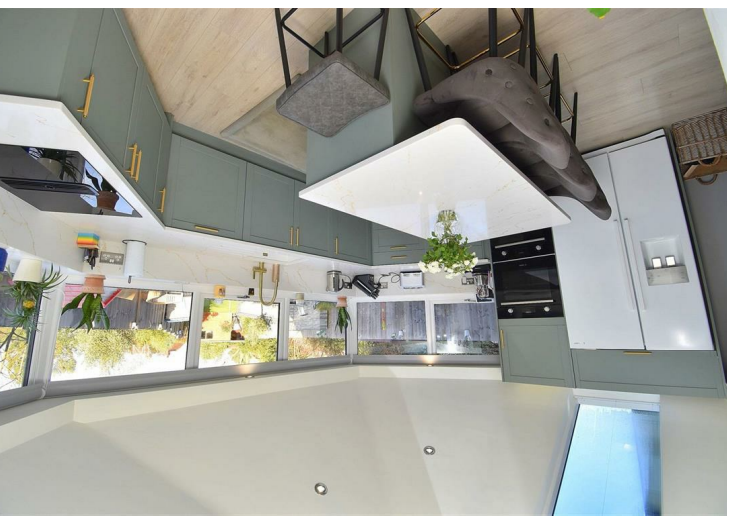
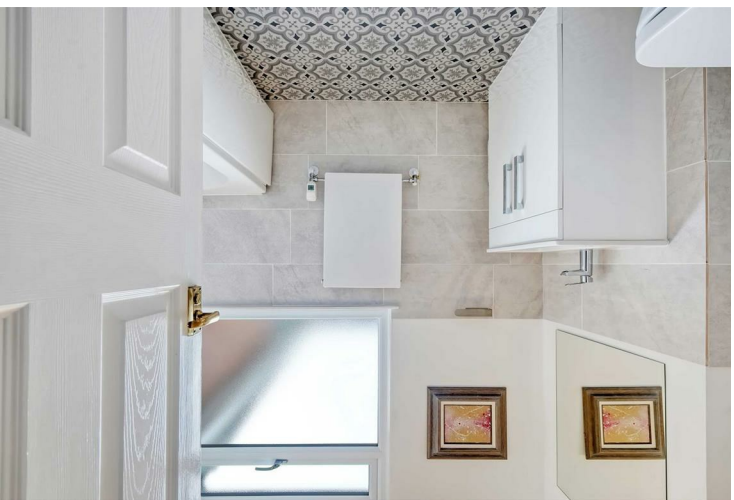
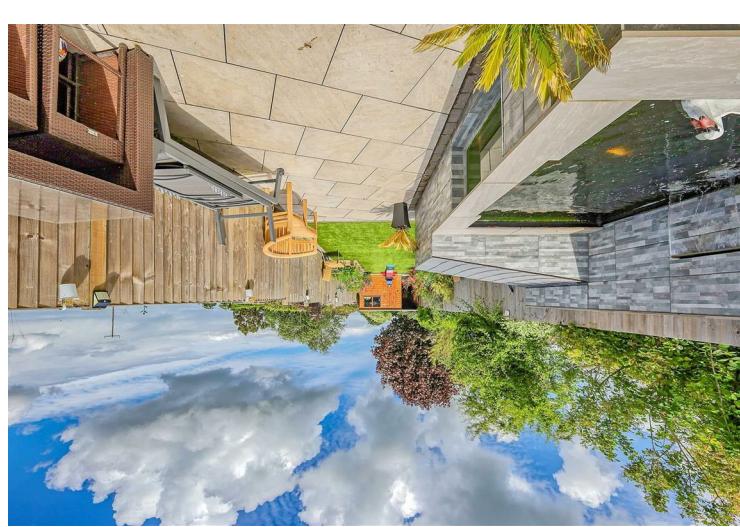




Inglemire Maldon Road (Runsell Green), Danbury , Essex CM3 4QZ
£650,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Situated in the desirable Runsell Green area of Danbury, this detached home offers generous and flexible accommodation, ideal for family living. The property features three/four double bedrooms and three reception rooms, providing excellent space for both everyday use and entertaining.

The location is particularly convenient, being close to Danbury village centre with its range of amenities, country pubs, and leisure facilities, including the Warren Health and Golf Club. Regular bus services offer easy access to Chelmsford city centre and the A12, while the area is well served by highly regarded schools, including Danbury Park Primary School, St John's, and two preparatory schools.

Internally, a spacious entrance hall leads to a generous lounge featuring a recently fitted log-burning stove. The ground floor also includes a newly fitted kitchen overlooking the rear garden, a large lounge, a utility room (currently being refurbished, with the finish to be agreed between buyer and seller), an additional reception room suitable as a study or further bedroom, a small conservatory, and a ground floor W.C. There is also an integral double garage which offers potential for conversion into further reception space, subject to the necessary consents.

FIRST FLOOR

- Landing
- Bedroom 15'2 x 11'6 (4.62m x 3.51m)
- Ensuite
- Bedroom 25'8 x 14'4 > 9'6 (7.82m x 4.37m > 2.90m)
- Bedroom 10'10 x 10'10 (3.30m x 3.30m)
- Family Bathroom

GROUND FLOOR

- Entrance Hall
- W.C
- Study 10'11 x 9' (3.33m x 2.74m)
- Lounge 22'1 > 11'6 x 17'5 (6.73m > 3.51m x 5.31m)
- Kitchen 17' x 10'5 (5.18m x 3.18m)
- Utility Room 10'3 x 9'11 (3.12m x 3.02m)
- Conservatory 10'3 x 8'9 (3.12m x 2.67m)

EXTERIOR

- Double Garage 17'9 x 13'10 (5.41m x 4.22m)
- 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.

NOT TO SCALE

