



4 Lingwood Close, Danbury , Essex CM3 4QE
Guide price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

EXTENDED THREE BEDROOM FAMILY HOME IN THE HEART OF THE VILLAGE CENTRE.... Set in a no through road with walking distance of Eves Corner, is this larger than expected residence. Having undergone various enlargements and improvements by the current vendors the property now boasts almost 1350 sq ft of internal living accommodation, comprising three bedrooms, two bathrooms, a utility/cloakroom, separate reception room and a wonderful open plan living space to rear with modern kitchen. Externally the house enjoys a large southerly aspect rear garden, with summer house and detached garage, whilst to the front is a large drive with generous off road parking. Local amenities are just a stones throw away, as are sought after local schools. The village is also very well positioned for those looking to commute, with easy access to Chelmsford city centre and its mainline station with regular links to London Liverpool Street, along with routes to nearby villages and towns, whether by private transport or the regular bus services on offer. Energy rating C

FIRST FLOOR

Bedroom One 21'5" x 11'1" (6.53m x 3.38m)
size includes en suite

Bedroom Two 11'6" x 10'6" (3.51m x 3.20m)

Bedroom Three 11'5" x 8'0" (3.48m x 2.44m)

Family Bathroom 6'1" x 5'9" (1.85m x 1.75m)

Landing

GROUND FLOOR

Entrance Porch 10'5" x 3'0" (3.18m x 0.91m)

Entrance Hall

Utility/W.C 7'10" x 4'11" (2.39m x 1.50m)

Lounge 10'2" x 9'8" (3.10m x 2.95m)

Dining Area 14'0" mx x 11'5" (4.27m mx x 3.48m)

Kitchen 11'0" x 7'1" (3.35m x 2.16m)

Family Room 20'4" x 12'0" (6.20m x 3.66m)

EXTERIOR

Detached Single Garage

Southerly Aspect Rear Garden

Front Drive

Agents Notes

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.

