



Butts Lane, Danbury, Essex CM3 4NP
Guide price £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £500,000 - £525,000... Nestled within Danbury village centre is this charming four bedroom detached home that offers comfortable living with a touch of convenience. Boasting a 50' south westerly aspect rear garden and resin-bound driveway with garage, this residence is perfectly situated for family life. With two reception rooms, a fitted kitchen, and easy access to local amenities including shops, schools (two highly regarded preparatory schools & state school), bus routes connecting Chelmsford & Maldon and Danbury Medical Centre nearby, this home presents an ideal opportunity for those seeking a cosy village lifestyle with modern comforts. Energy rating D, Council Tax Band F. NO ONWARD CHAIN.



FIRST FLOOR

Landing

Window to front. Radiator. Access to loft space with ladder. Stairs to ground floor.

Bedroom One 14'4 x 11' (4.37m x 3.35m)

Window to rear. Radiator.

Bedroom Two 13' x 8'1 (3.96m x 2.46m)

Two windows to rear. Radiator. Fitted cupboard.

Bedroom Three 11'3 to wardrobe x 8'1 (3.43m to wardrobe x 2.46m)

Window to front. Radiator. Range of fitted wardrobes to one wall.

Bedroom Four 10'3 x 8'1 (3.12m x 2.46m)

Window to front. Radiator. Double fitted cupboard.

Bathroom

Obscure window to side. Radiator. Close coupled W.C. Pedestal wash hand basin. Bath with electric shower over. Cupboard housing hot water cylinder. Tiled to walls.

GROUND FLOOR

Hallway

Door to front. Door to cloakroom and lounge.

Lounge 21' x 14'3 (6.40m x 4.34m)

Bay window to front. Two radiators. Stairs to first floor. Double doors to dining room and door to kitchen.

Dining Room 14'3 x 9'5 (4.34m x 2.87m)

French doors to rear garden. Radiator. Door to kitchen and lounge.

Kitchen 13'8 x 7'11 (4.17m x 2.41m)

Obscure window to rear. Door to side. Large pantry cupboard. Fitted with a range of base and eye level units with inset stainless steel sink unit. Bosch washing machine to remain. Fitted electric oven/grill and electric hob. Tiled splashbacks.

EXTERIOR

South Westerly Aspect Rear Garden

Resin bound pathway, retaining wall. Side access either side of the property with pedestrian door to garage. Flower and shrub borders.

Garage 16'11 x 8'1 (5.16m x 2.46m)

Up & over door. Power and light connected. 'Vaillant' gas system boiler.

Front

Resin bound driveway with off road parking for two vehicles (potential for further parking). Remainder laid to lawn. Side access to rear either side of the property.

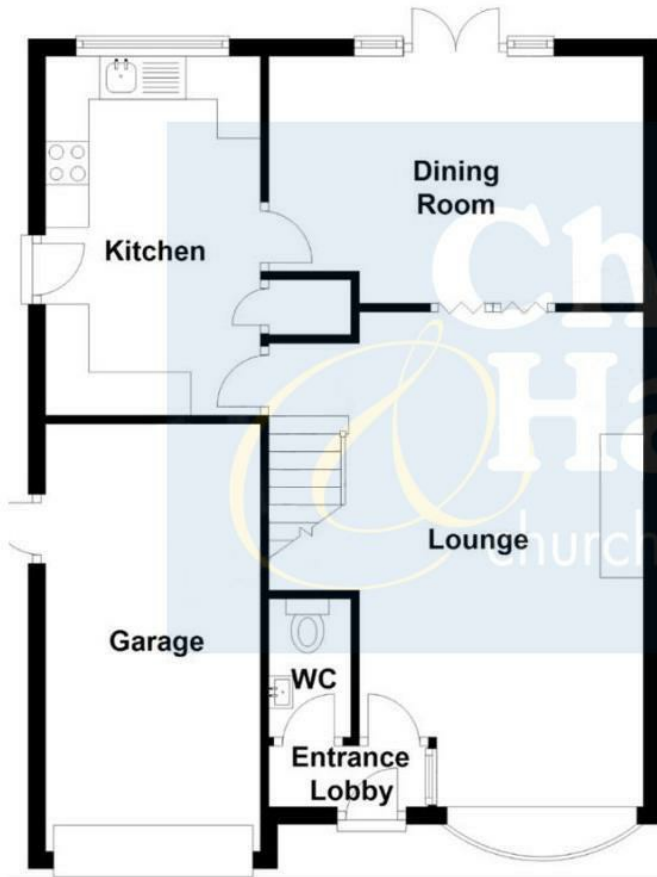
Agents Notes

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.

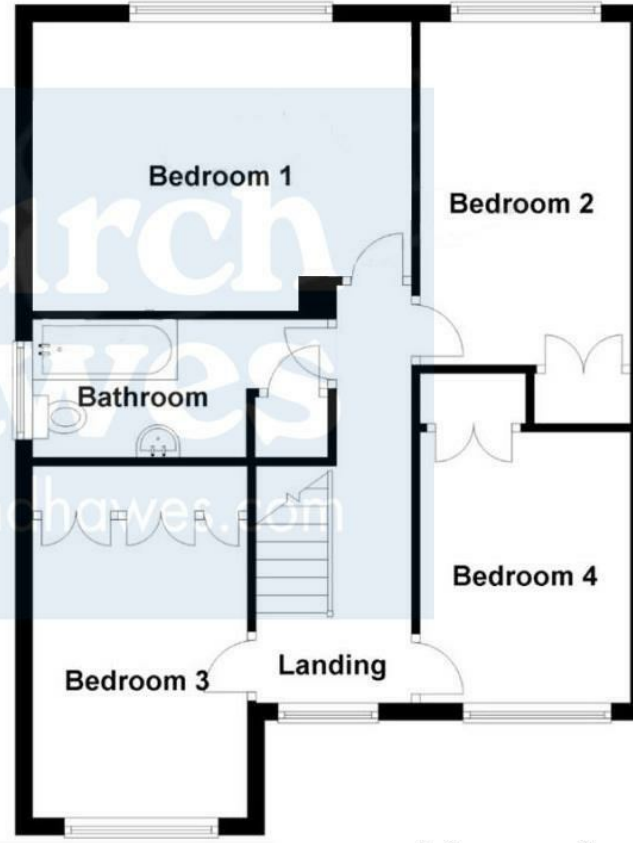




Ground Floor



First Floor



not to scale

