Pedlars Path, Danbury , Essex CM3 4HZ

Guide price £525,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide Price £525,000 - £550,000 An attractive and thoughtfully extended semi-detached home, presented to a high standard throughout and offering generous, versatile living space ideal for modern family life.

The accommodation comprises three well-proportioned bedrooms, including a master with en-suite shower room, complemented by a contemporary family bathroom and a ground floor cloakroom. On the ground floor, the property boasts three reception rooms, including a delightful garden room that enjoys views over and access to the rear garden.

A particular highlight is the luxurious kitchen, featuring a part-vaulted ceiling and skylight windows that flood the space with natural light, creating a superb hub for both everyday living and entertaining.

Externally, the property benefits from an approximately 50’ rear garden, providing ample space for relaxation and outdoor enjoyment.

Ideally located within walking distance of Danbury Village centre, the home is well placed for a range of local amenities and reputable schools. Excellent transport links are also nearby, with the A12 and Sandon Park & Ride just three miles away, making this an ideal location for commuters and shoppers alike. Energy rating D.

APPROXIAMATE ROOM SIZES:

FIRST FLOOR

Bedroom One 11'8 x 10'9 (3.56m x 3.28m)

En-Suite Shower Room

Bedroom Two 11'9 x 11'7 (3.58m x 3.53m)

Bedroom Three 8'9 x 8' (2.67m x 2.44m)

Family Bathroom

Landing

GROUND FLOOR

Entrance Porch

Lounge 15'9 x 12'6 (4.80m x 3.81m)

Garden Room 12'3 x 10'3 (3.73m x 3.12m)

Dining Room 14'9 x 11'9 (4.50m x 3.58m)

Kitchen Breakfast Room 19'5 x 13'1>9'4 (5.92m x 3.99m>2.84m)
A wonderful room featuring a part vaulted ceiling with Velux windows. Fully fitted kitchen with all appliances and featuring a lovely island unit. Large laundry cupboard..

Cloakroom

EXTERIOR

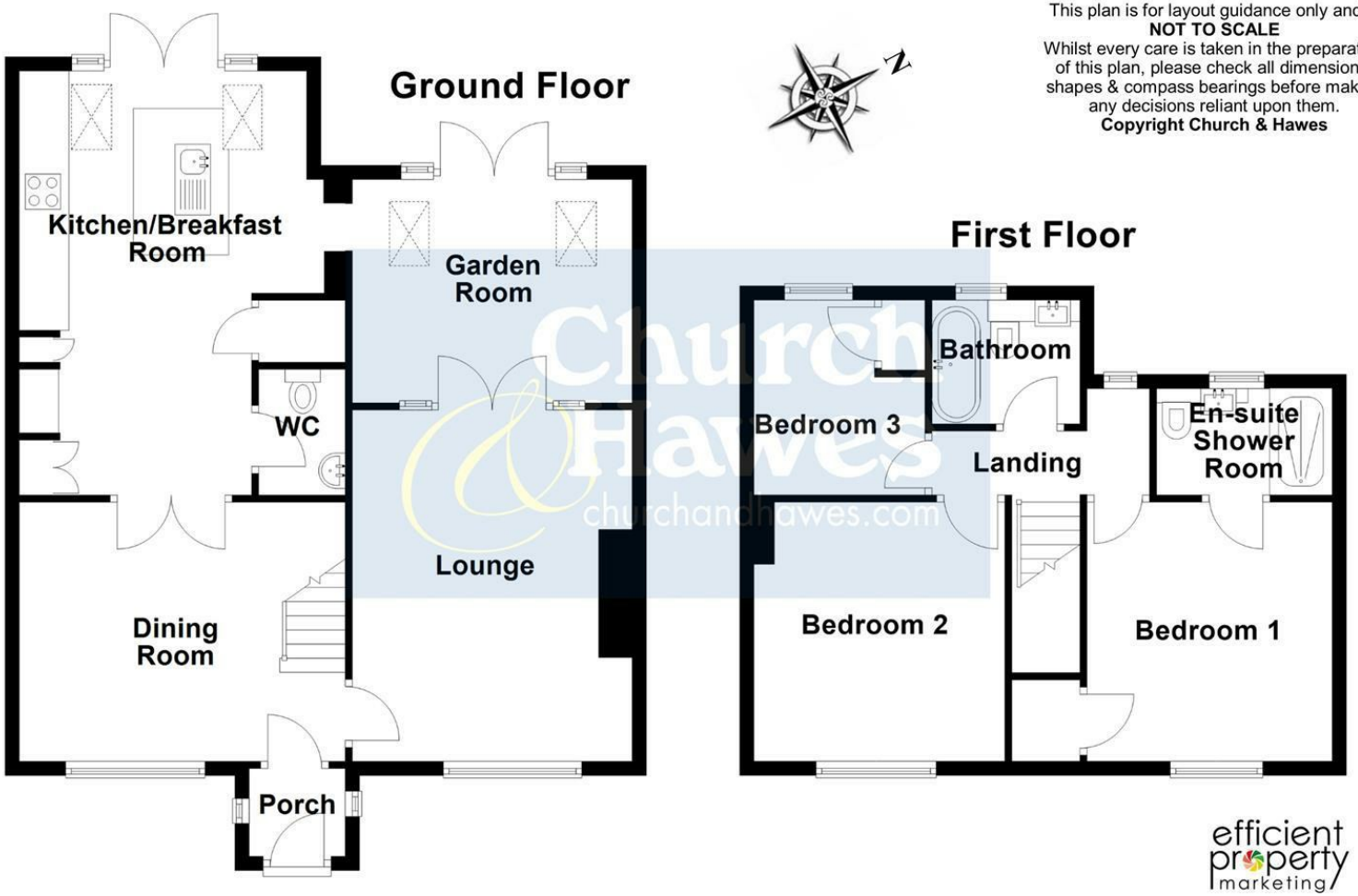
Front
Driveway for 2/3 cars. Access alongside house to:

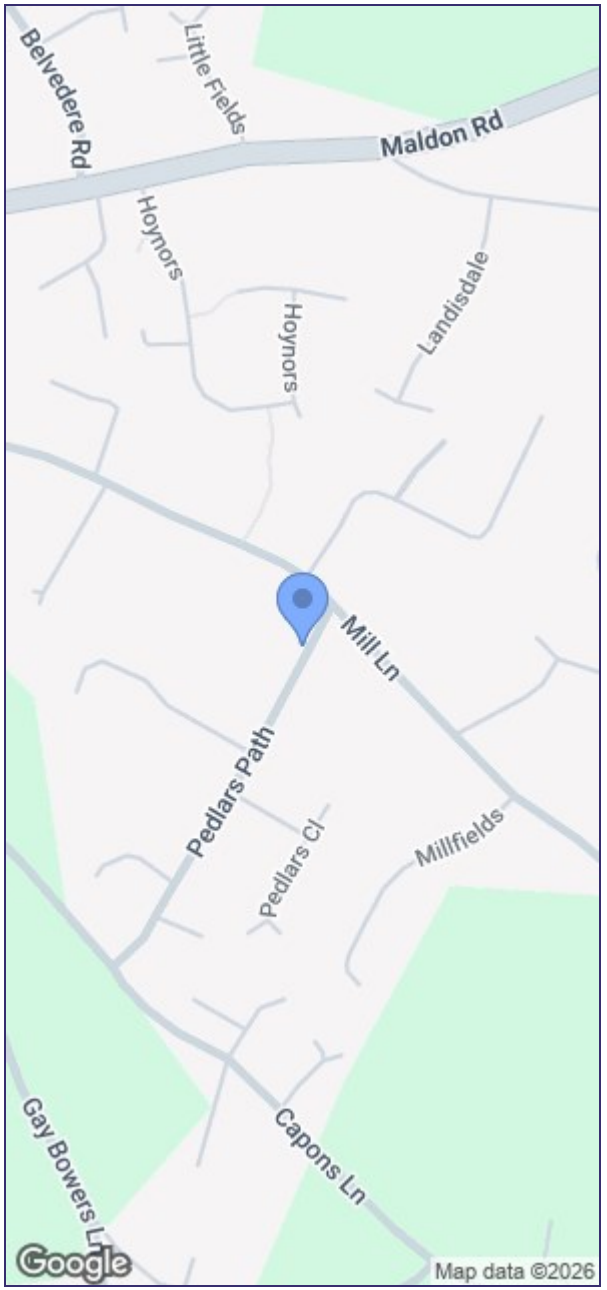
Rear Garden approx 50' (approx 15.24m)

Agents Notes, Money Laundering & Referrals
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.



APPROX INTERNAL FLOOR AREA
TOTAL 128 SQ M 1380 SQ FT

This plan is for layout guidance only and is
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