



Blenheim Close, Danbury, CM3 4NE
£550,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... An extended detached four bedroom family home situated in the highly desirable Blenheim Close, Danbury, ideally positioned on the borders of Danbury and Bicknacre. The spacious accommodation comprises four well proportioned bedrooms, with an ensuite shower room to the principal bedroom, a family bathroom, a generous lounge, an extended kitchen, separate dining room and a ground floor cloakroom. Externally, the property benefits from a double garage offering excellent storage or potential for conversion into additional living accommodation, subject to the necessary consents. To the rear is a pleasant south east facing garden, while to the front there is ample driveway parking for several vehicles.



Location

The property is within walking distance of the highly regarded local primary school, village shops, bus stops, public house and the popular White Elm Garden Centre with its petting zoo and soft play area. Chelmsford City Centre is also just a short drive away, offering an extensive range of shopping, leisure facilities and a mainline railway station with services to London Liverpool Street.

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.

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Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

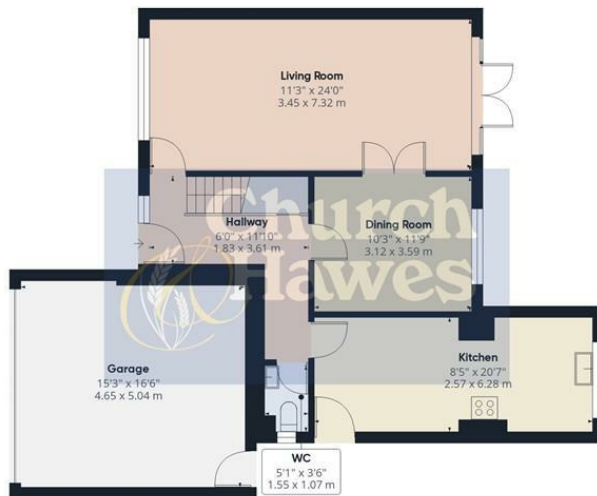
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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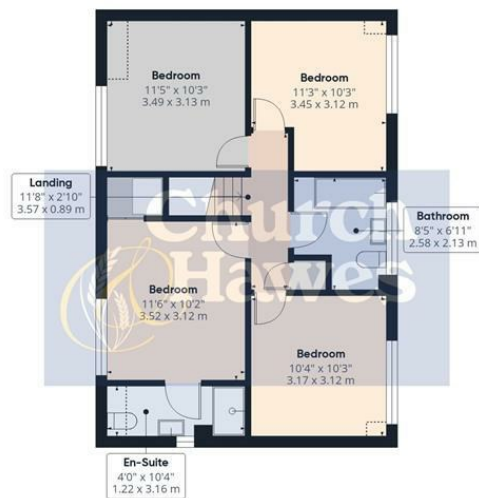
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1563 ft²
145.2 m²

Reduced headroom

14 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

