



Danbury Palace Drive, Danbury , Essex CM3 4FA  
Guide price £700,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £700,000 - £725,000... NO ONWARD CHAIN... BEAUTIFUL PRIVATE COUNTRY ESTATE SURROUNDED BY NATIONAL TRUST WOODLAND...Set way back from the road and accessed via private electric gates which open into this development, set in 8 & 1/2 acres of beautifully landscaped grounds. Danbury Palace Drive comprises of Danbury Palace, a grade II listed building complimented by sympathetically designed mews houses and a selection of family homes. This truly is a unique opportunity to enjoy an impressive lifestyle within your own private setting.

This particular property is a town house design comprising 164 square metres (1,765 square feet) of accommodation offering four bedrooms, living room and two bathrooms to the two upper floors. The ground floor affords an impressive reception hall which leads to the family room/dining room, cloakroom and the quite fantastic open plan kitchen dining and family living area. Bi-folding doors lead to the good size southerly facing rear garden. There is also a utility room. From the upper floors there are fantastic southerly views over Danbury Country Park. NO ONWARD CHAIN Energy rating B.



### Prime Location

Danbury Palace is conveniently located to major roads throughout the county with the A12 less than 2 miles away, as is the Sandon Park & Ride which offer regular services to Chelmsford City centre. With direct trains to London Liverpool Street Station taking just 35 minutes (approx.) from Chelmsford Station, as a resident at Danbury Palace Drive you can enjoy the best of both worlds, by choosing whether to take advantage of the private gardens and grounds, or catch a show in London!

The property is situated adjacent Danbury Country Park which is historic Grade II listed park. [www.explore-essex.com/places-to-go/find-whats-near-me/danbury-country-park](http://www.explore-essex.com/places-to-go/find-whats-near-me/danbury-country-park)

### Accommodation

#### GROUND FLOOR

Reception Hall: Video & intercom entry system, storage cupboards, doors to:

Cloakroom

Family Room/ Dining Room: 15' x 11'1 (4.57m x 3.38m)

Open Plan Kitchen, Dining and Living Room: 19'1 x 17'7 (5.82m x 5.35m) Luxuriously fitted and including all appliances. Triple bi-folding doors to the garden.

Utility Room: 6'4 x 6'2 (1.93m x 1.88m)

#### FIRST FLOOR

Master Bedroom: 15' x 10'6 (4.57m x 3.20m) Wall to wall fitted wardrobes

En-Suite: Suite including large shower cubicle

Lounge: 17'7 x 14'1 (5.36m x 4.29m)

#### SECOND FLOOR

Bedroom: 14'3 x 10'3 (4.34m x 3.12m) with wall to wall fitted wardrobes

Bedroom: 13'5 x 9'7 (4.09m x 2.92m) with wall to wall fitted wardrobes

Bedroom/Study: 9'x 7'9 (2.74m x 2.36m)

Family Bathroom: Luxurious four piece suite

The views to the front and the rear from both upper floors over the Estate and countryside beyond are quite superb.

### Exterior

Driveway parking at the front of the property for two cars and further parking for one car in the communal parking area. Visitors parking area.

A lovely low maintenance southerly facing rear garden. Please note, the garden for this property is probably the largest within Danbury Park Estate. Bi-fold doors from the kitchen lead to the patio and lawn. Raised composite deck ideal for alfresco dining with gazebo to remain. Summerhouse with power and light, timber store shed. The rear garden is fully enclosed, Access along side the house to the front and gate at the rear boundary providing easy access to Danbury Palace gardens. External power socket, water tap.

### Specification Notes

Gas radiator central heating. Walnut faced internal doors. Video security entry phone system. Security alarm.

### Concierge & Estate Management

A dedicated concierge based within the development works for the benefit of all of the residents. Whether directing visitors, receiving packages, keeping out a watchful eye, organising maintenance or simply saying a friendly hello, the concierge ensures that everything on the estate runs smoothly.

The areas of landscaped gardens at Danbury Palace have been designed for the use and enjoyment of all of the residents. These areas are maintained by the Management Company.

### Tennis at the Palace?

A high standard tennis court within the grounds is available for use by all of the residents, just book it via the residents whats app group.

### Service Charge

Please note, we understand there is a annual service charge of £280 per month which includes the upkeep and maintenance of the roadways and grounds, tennis court, security entrance gates and the concierge service.

### Agents Note

Please note the third parking space within the communal parking area is under a separate title to the main house.

### 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.









