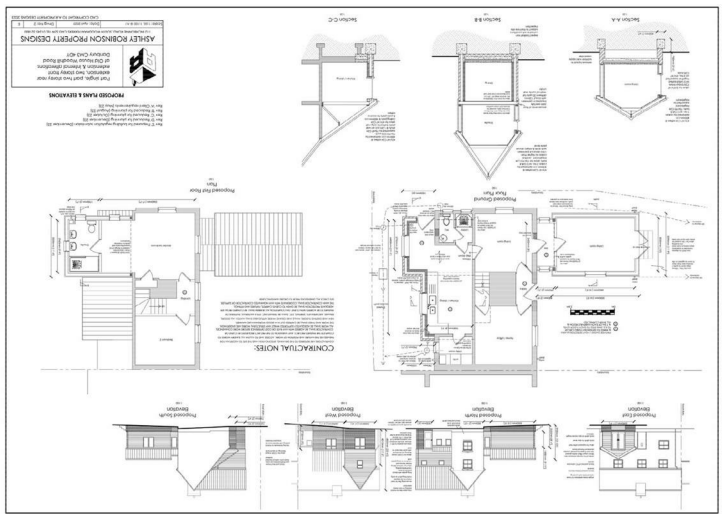


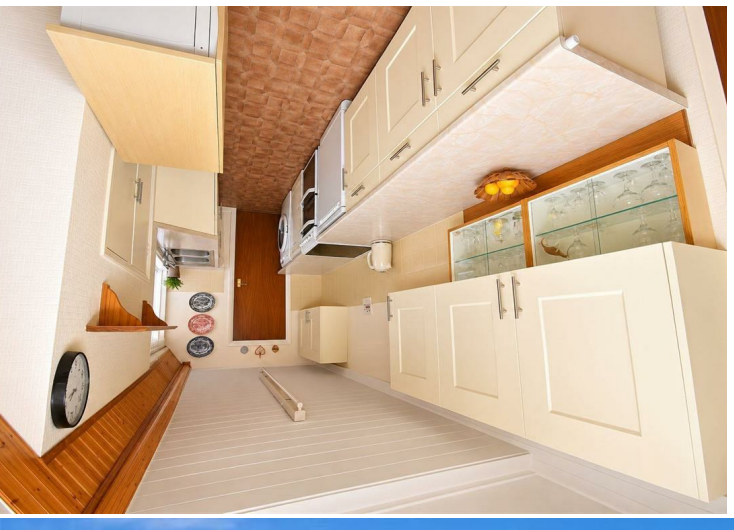


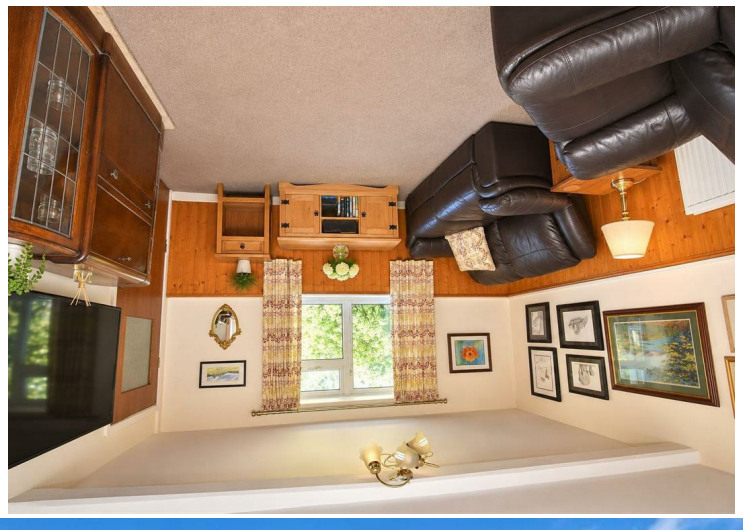














# Old House Woodhill Road, Danbury , Essex CM3 4DY

## Guide price £350,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Situated in a delightful position close to the picturesque National Trust land at Danbury Common, this charming end of terrace cottage dates back to 1724 and offers a wonderful blend of period character and exciting potential for further improvement and extension.

The property benefits from planning permission for a part single, part two storey extension to the western elevation, together with a single storey extension to the eastern elevation, providing an excellent opportunity for buyers looking to enhance and enlarge the existing accommodation. Full details can be viewed on Chelmsford City Council's planning portal under reference 24/00003/FUL.

The versatile accommodation comprises two first floor bedrooms, together with a ground floor room which could be utilised as a third bedroom, home office or additional reception room. Further accommodation includes a comfortable lounge, galley style kitchen, shower room, utility room and cloakroom.

**FIRST FLOOR**

**Bedroom One 12'7 x 11'3 (3.84m x 3.43m)**

**Bedroom Two 12'7 x 11'1 (3.84m x 3.38m)**

**GROUND FLOOR**

**Rear Porch**

**Lobby**

**Lounge 10'11 x 10'9 (3.33m x 3.28m)**

**Kitchen 16'8 x 5'9 (5.08m x 1.75m)**

**Ground Floor Bedroom/Reception 10'11 x 10'7 (3.33m x 3.23m)**

**Shower Room**

**Boiler Room/Utility**

**Cloakroom**

**Front Porch**

**EXTERIOR**

**Rear Garden**

**Front/Parking Area**

**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.

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

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.

