



2 The Heights, Danbury , Essex CM3 4AG  
£800,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a high standard, this substantial detached family home is superbly positioned just a stone's throw from Danbury Country Park and Lakes, with the highly regarded Danbury Park Primary School also within a very short walk. The property has undergone an extensive programme of modernisation and remodelling, creating exceptionally well balanced and high quality family accommodation throughout. To the first floor are four well proportioned bedrooms served by two contemporary bathrooms. The ground floor is centred around an impressive open plan kitchen and dining room featuring bi folding doors opening onto the rear garden, complemented by a lounge, playroom, study and a separate utility room. Externally, the property benefits from a resin bound driveway providing ample off street parking, a double garage and a beautifully landscaped rear garden, ideal for both entertaining and family use. The A12 and Sandon Park & Ride service to Chelmsford city centre and mainline railway station are both located within approximately two miles. Energy Rating D. NO ONWARD CHAIN

#### Location Note

The house is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

#### FIRST FLOOR

##### Landing

Master Suite 16'7" > 13'10" x 12'6" (5.05m > 4.22m x 3.81m)

Ensuite 10'8" x 5'4" (3.25m x 1.63m)

Bedroom Two 14'6" x 11'1" (4.42m x 3.38m)

Bedroom Three 14'1" into wardrobe x 9'6" (4.29m into wardrobe x 2.90m)

Bedroom Four 11'5" into wardrobe x 8'6" (3.48m into wardrobe x 2.59m)

#### GROUND FLOOR

##### Entrance Hall

Study 10' x 7'4" (3.05m x 2.24m)

Cloakroom 7'3" x 3'10" (2.21m x 1.17m)

Lounge 13'8" x 11'4" (4.17m x 3.45m)

TV Room/Playroom 11'1" x 7'8" (3.38m x 2.34m)

Kitchen/Family Room 26' > 17'10" x 21'1" (7.92m > 5.44m x 6.43m)

Utility Room 8'1" x 7'4" (2.46m x 2.24m)

#### EXTERIOR

Rear Garden

Side Garden

Front

Double Garage

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.

