



St. Cleres Way, Danbury, Essex CM3 4AE
£525,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in a favoured residential location, this attractive detached family home is offered for sale with no onward chain and provides well-balanced accommodation ideal for a growing family or those seeking versatile living space. The property enjoys a highly convenient setting close to the highly regarded Danbury Park School, Danbury Country Park and its picturesque lakes, whilst also being within approximately two miles of the A12 and Sandon Park & Ride service providing easy access to Chelmsford city centre and mainline rail station.

The accommodation is arranged over two floors and includes three generous double bedrooms to the first floor, served by two bathrooms. To the ground floor there is a welcoming lounge, separate dining room, fitted kitchen, cloakroom and a further bedroom four/study offering excellent flexibility for home working.

Externally, the property benefits from a westerly facing rear and side garden enjoying a good degree of privacy and ideal for outdoor entertaining. A large garage further complements the home, together with driveway parking.

An excellent opportunity to acquire a detached home in one of Danbury's most popular locations. Early viewing is strongly recommended. Energy rating D.



APPROXIMATE ROOM SIZES

FIRST FLOOR

Bedroom One 18'6 x 9'6 (5.64m x 2.90m)

En-Suite Shower Room

Bedroom Two 14'7 x 13'2 (4.45m x 4.01m)

Bedroom Three 11'3 x 9'7 (3.43m x 2.92m)

Family Bathroom

GROUND FLOOR

Entrance Porch

Cloakroom

Dining Room 17'3 x 12'8 (5.26m x 3.86m)

Kitchen 14'2 x 9'4 (4.32m x 2.84m)

Lounge 17'3 x 12'3 (5.26m x 3.73m)

Bedroom Four/Study 12'3 x 9'4 (3.73m x 2.84m)

EXTERIOR

Front

Driveway leading to:

Large Garage 16'4 x 15'6 (4.98m x 4.72m)

Rear & Side Garden

Westerly facing. Large Patio.

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.

Danbury - Agents Note Tenant Served Notice

Please note there is a tenant in residence and that we understand that the tenant has served notice to leave the property, please contact the office for any further updated information including dates/timescales etc.





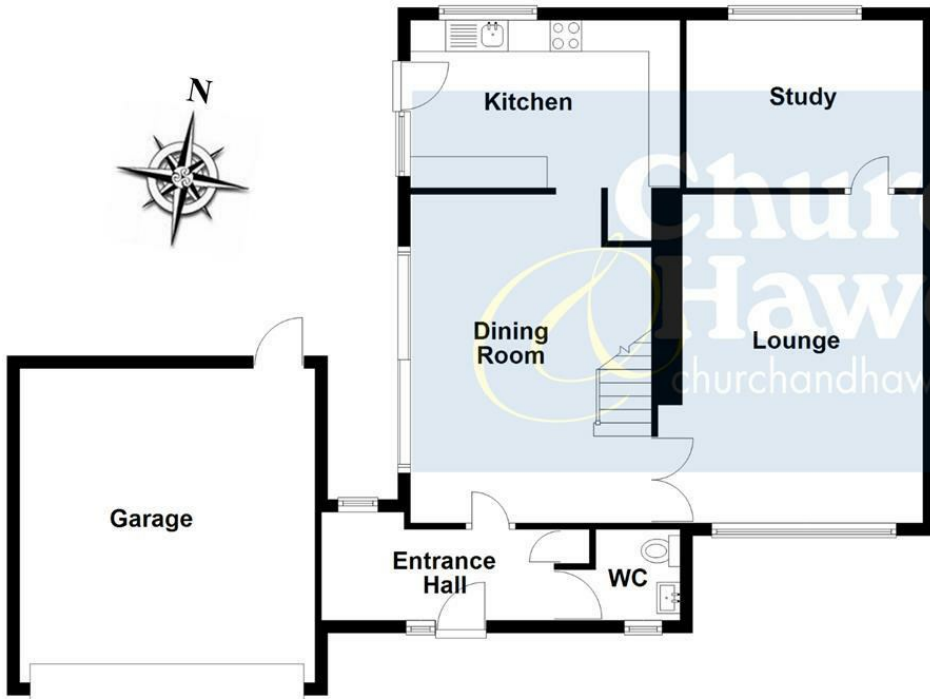
APPROX INTERNAL FLOOR AREA
TOTAL 165 SQ M 1783 SQ FT
INCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE

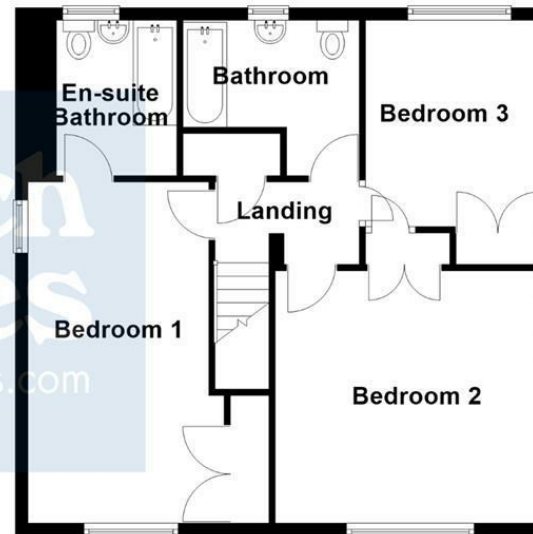
Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.

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Ground Floor



First Floor



efficient
property
marketing

