



Belvedere Close, Danbury, Essex CM3 4RG
Guide price £375,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £375,000-£400,000

Offered with NO ONWARD CHAIN... Situated in a convenient location close to local amenities and bus routes, this charming two bedroom semi detached home offers a wonderful blend of comfortable living space and impressive outdoor features. The property boasts excellent driveway parking and a beautifully maintained, well stocked rear garden, creating a lovely space to relax and entertain. A particular feature of the garden are the two substantial outbuildings, ideal for a variety of uses such as a home office, gym, workshop or hobbies room, whilst the above ground pool is also to remain. Internally, the home offers two good size bedrooms, a modern L shaped kitchen, lounge, separate dining room and a well appointed family bathroom, making it an ideal first time purchase or family home.



FIRST FLOOR
Bedroom One 15'11 x 10'5

Bedroom Two 11'5 x 10'5

Family Bathroom

Landing

GROUND FLOOR
Entrance Hall

Ground Floor W.C

Lounge 14'10 x 10'3

Dining Room 12'8 x 8'2

L Shaped Kitchen 13'3 x 12'

EXTERIOR
Front driveway & Rear Garden

Games Room 15'6 x 8'9 (4.72m x 2.67m)

Store Room/Potential Office 19'6 x 8'2 (5.94m x 2.49m)

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

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.

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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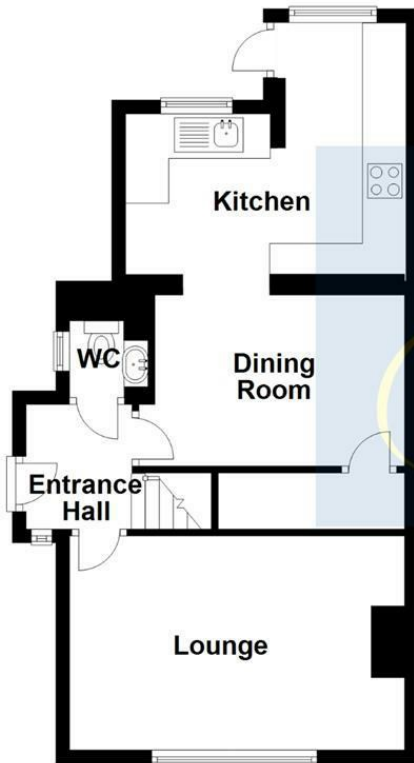




APPROX INTERNAL FLOOR AREA
78 SQ M 846 SQ FT
EXCLUDING OUTBUILDINGS

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
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Ground Floor



First Floor



Outbuildings

