



78A Maldon Road, Danbury , Essex CM3 4QW
Guide price £750,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide price £750,000-£775,000

Situated close to the village centre, this outstanding detached family home has undergone vast improvement and extension by the current owners to create a beautifully presented residence finished to an exceptional standard throughout. Offering spacious and versatile accommodation, the property is perfectly suited to modern family living and early viewing is strongly advised to fully appreciate the quality on offer.



The accommodation comprises three large double bedrooms served by two contemporary bath/shower rooms, both benefitting from underfloor heating. To the ground floor, there are two generous reception rooms in addition to a superb family room featuring a ceiling lantern and bi-folding doors opening onto the rear garden, creating an impressive inside-outside living space. A separate study provides an ideal home working environment.

At the heart of the home is a luxury fitted kitchen complete with integrated appliances and elegant quartz work surfaces, complemented by a cloakroom and separate utility room. Further improvements include recently installed high quality double glazed windows and stylish modern finishes throughout.

Externally, the property enjoys a private south facing rear garden with two large terraces, ideal for entertaining and family enjoyment.

A truly impressive home combining style, comfort and practicality in a highly convenient village location.

APPROXIMATE ROOM SIZES

FIRST FLOOR

Master Bedroom 14'8 x 12'5 (4.47m x 3.78m)

En-Suite Shower Room 7' x 6'5 (2.13m x 1.96m)
A lovely modern shower room with large flush fitting shower cubicle. Underfloor heating.

Bedroom Two 12'4 x 11'5 (3.76m x 3.48m)

Bedroom Three 13'1 x 9'1 (3.99m x 2.77m)

Family Bathroom 11'8 x 6'4 (3.56m x 1.93m)
A luxury bathroom with four piece suite including a stand alone bath with freestanding tap unit. Underfloor heating.

Landing
Feature arch top window, access to roof space (housing the boiler). Double airing cupboard.

GROUND FLOOR

Reception Hall 21'4 x 6'4 (6.50m x 1.93m)

Lounge 20'8 x 12'5 (6.30m x 3.78m)
Feature bay window and feature fireplace. Open plan to:

Dining Room 12'4 x 11'4 (3.76m x 3.45m)
Triple bi-folding doors to the garden.

Study 8' x 5'5 (2.44m x 1.65m)

Kitchen 13'8 x 8'9 (4.17m x 2.67m)
A wonderful fitted kitchen with all appliances built in or integrated. Extensive quartz work surfaces including peninsula island. Open plan to:

Family Room 13'2 x 9'1 (4.01m x 2.77m)
A lovely light room featuring a ceiling lantern and triple bi-folding doors to the garden.

Utility Room
Fitted utility room with space for appliances. Integrated dishwasher (secondary).

Cloakroom
Modern fitted cloakroom with two piece suite.

EXTERIOR

Front
Set back from the road. Parking for 3/4 cars. Access alongside house to:

South Facing Rear Garden
Two large paved terraces and lawn garden. BBQ hut to remain. Water and power.

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.

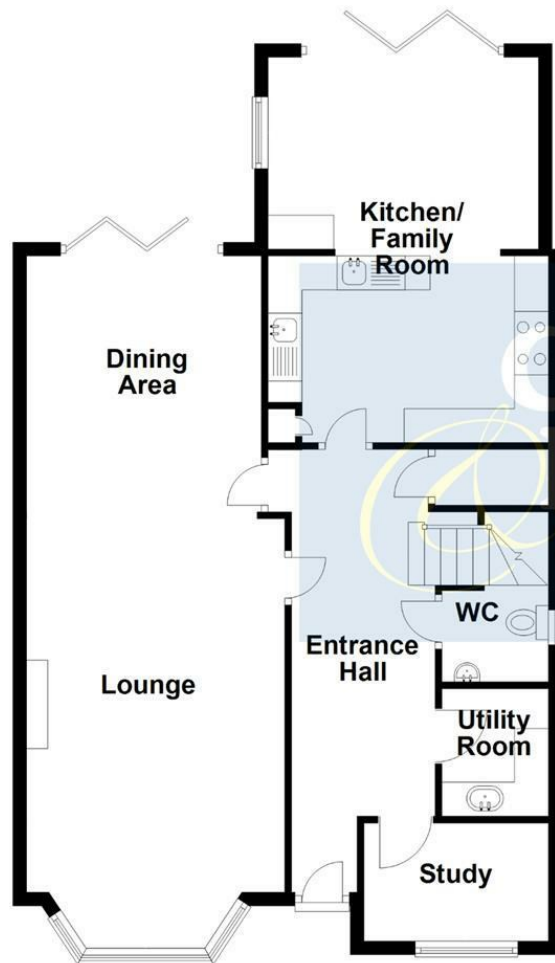
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.





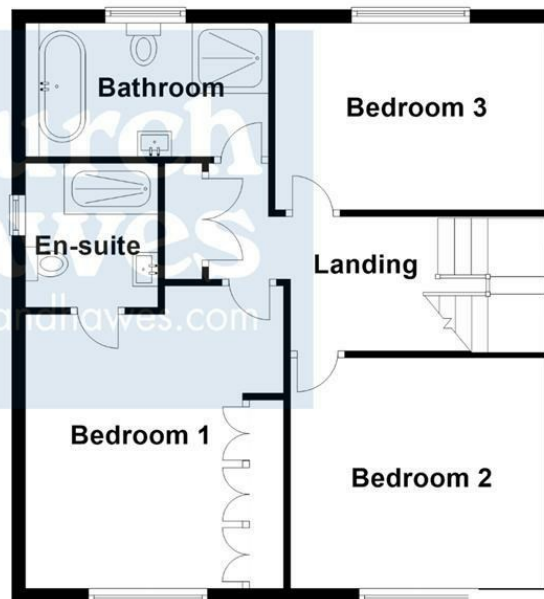
Ground Floor



APPROX INTERNAL FLOOR AREA
TOTAL 151 SQ M 1628 SQ FT

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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First Floor



efficient
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