



Jubilee Rise, Danbury, CM3 4JA  
£355,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A four bedroom home positioned within easy reach of Danbury village amenities, and ideally located for Chelmsford, Sandon Park & Ride and A12 access. The accommodation includes four bedrooms, a family bathroom, ground floor cloakroom, lounge and a kitchen/diner. Outside, the property enjoys a pleasant rear garden with an outbuilding, offering useful storage. An excellent opportunity for buyers seeking space, convenience and a well connected village setting. EPC rating C.



## First Floor

Bathroom

Master Bedroom: 13' 3" x 10' 4"

Bedroom 2: 12' 9" x 8' 10"

Bedroom 3: 9' 10" x 7' 5"

Bedroom 4: 10' 8" x 6' 8"

## Ground Floor

Hallway:

Porch:

Cloakroom:

Lounge: 15' 9" x 10' 4"

Kitchen/Diner: 18' 6" x 9' 5"

Conservatory: 9' 11" x 6' 3"

## Exterior

Front

Rear Garden

Garden Storage Outbuilding

## 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.

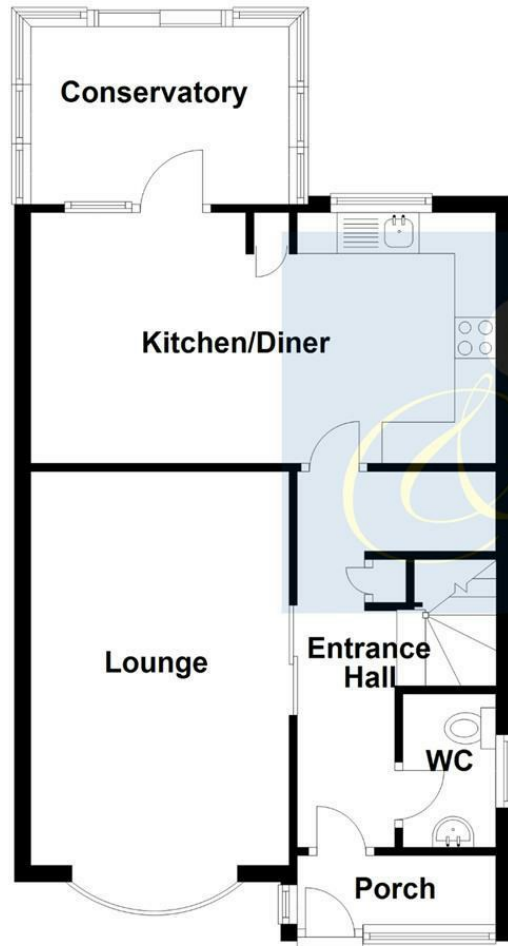
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**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.





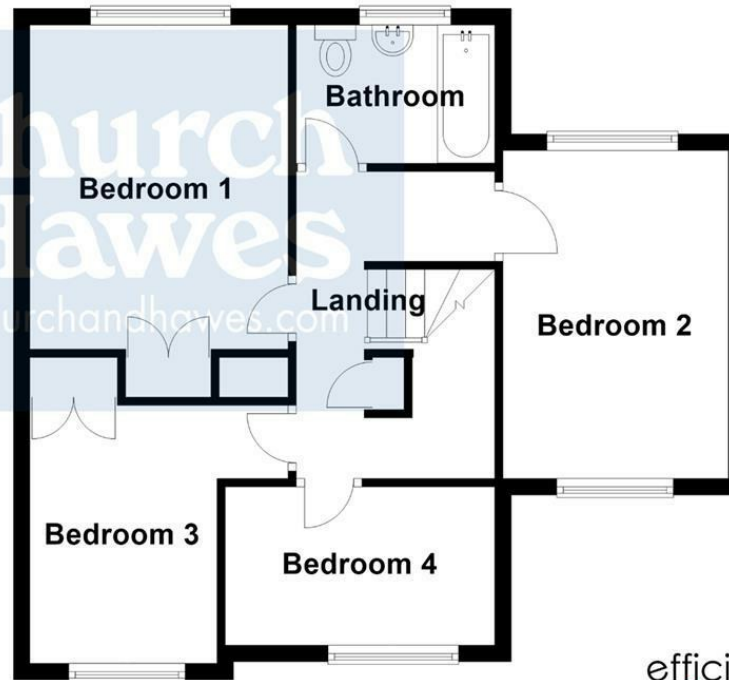
## Ground Floor



APPROX INTERNAL FLOOR AREA  
TOTAL 109 SQ M 1170 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  
property  
marketing

