



20 Nursery Lane, Danbury , Essex CM3 4PB
£450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £450,000 - £475,000, CHARMING CHARACTER COTTAGE NEAR NATIONAL TRUST WOODLANDS.... Located in the charming village of Danbury is this pretty two bedroom semi detached cottage. Located within walking distance to the village centre which offers a wide variety of amenities and fantastic local schools. Internally the accommodation on offer has been renovated and remodelled and is now offered in fantastic decorative order throughout and is ready for someone to sit back and enjoy. The property offers two bedrooms and a shower room to the first floor, whilst to the ground floor is a lovely bright lounge, ground floor bathroom and a wonderful modern kitchen diner with Bi fold doors opening onto the property's westerly aspect rear garden. To the front is a block paved driveway for off road parking. The village of Danbury is nestled between Chelmsford & Maldon and offers easy access to both as well as major roads throughout the county and nearby train stations with services to London Liverpool Street. Energy rating C

FIRST FLOOR

Bedroom One 13'3" mx x 12'1" (4.05 mx x 3.69)

Bedroom Two 8'9" x 6'2" (2.69 x 1.90)

Shower Room 6'7" x 5'10" (2.03 x 1.78)

Landing

GROUND FLOOR

Lounge 14'5" mx x 10'3" (4.40 mx x 3.14)

L Shaped Kitchen Diner 18'11" x 13'5" (5.78 x 4.09)

Ground Floor Bathroom 8'9" x 5'5" (2.69 x 1.66)

EXTERIOR

Westerly Aspect Rear Garden

Block Paved Driveway

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



First Floor



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