



Church

The Heights, Danbury, Essex CM3 4AG
Price £650,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in the desirable area of The Heights, Danbury, this substantial detached family home offers an impressive 1,767 square feet of living space, perfect for modern family life. The property is ideally situated close to local schools, making it a convenient choice for families, while also being on the periphery of Danbury Country Park, a wonderful spot for leisurely days and dog enthusiasts alike.

Arranged over multiple levels, the house provides ample space and privacy for all family members. The lower ground floor features a well appointed kitchen and dining room, ideal for family meals and entertaining. On the raised ground floor, you will find two spacious reception rooms, perfect for relaxation and social gatherings. The upper levels house all the bedrooms and a family bathroom, ensuring comfort and convenience for everyone.

Additionally, the integral garage offers generous storage options and the potential for conversion, subject to planning permission, should you require extra living space. The garden is a delightful feature, measuring approximately 50 feet in length, with access available from both sides, providing a lovely outdoor area for children to play or for hosting summer barbecues.

This fantastic family home strikes an excellent balance between work and social life. For those commuting, the Sandon Park and Ride service provides easy access to Chelmsford station, while the A12 is reachable in under five minutes. Chelmsford city centre is just a short ten minute drive away, offering a wealth of amenities and services. This property truly represents a wonderful opportunity for family living in a sought after location.



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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1767 ft²
164.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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