



Whistlers 22 Butts Lane, Danbury , Essex CM3 4NP  
£550,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



LOCATION, LOCATION... Centrally located within the heart of the village of Danbury is this detached house. Available with NO ONWARD CHAIN, this property offers family size living, yet also perfect for anyone wishing to downsize and be close to Danbury's many amenities. This property was built as a four bedroom but has been converted to provide a dressing room with en-suite shower room off the master bedroom. Ground floor accommodation includes lounge, dining room, study, kitchen and conservatory. Externally, the house has an 'in and out' driveway at the front with space to park 3 or 4 cars as well as a single garage with electric door and a delightful private rear garden. Energy rating E.

LOCATION

A couple of minutes' walk away, you'll find a doctors surgery, dentists, chemist, supermarkets local library, post office and a Sport and Fitness centre located next to the cricket ground. St Johns Primary school and Heathcote Preparatory school are also a short walk away. Transport links are excellent with bus stops a short walk around the corner where there are services direct to Maldon, Chelmsford & South Woodham. There is a park and ride service to Chelmsford located in Sandon just 2 miles away. Once in Chelmsford it is a short 35 minute train ride to London, perfect for commuters. Danbury is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park) home of Danbury Lakes. This property offers village life but within easy reach of both Chelmsford and London.

FIRST FLOOR

Bedroom One 12' x 10'9 (3.66m x 3.28m)

Fitted bedroom furniture. Door to:

Bedroom Two 13'10 x 8'10 (4.22m x 2.69m)

Currently fitted out as a dressing room. Wall to wall fitted wardrobes. Door to:

En-Suite Shower Room

Four piece suite

Bedroom Three 13'8 x 7'10 (4.17m x 2.39m)

Bedroom Four 8'1 x 6'4 (2.46m x 1.93m)

Family Bathroom

Three piece suite

Landing

GROUND FLOOR

Entrance Porch

Cloakroom

Lounge 18'8 x 10'9 (5.69m x 3.28m)

Dining Room 14'3 x 9'4 (4.34m x 2.84m)

Kitchen 19'6 x 7'8 (5.94m x 2.34m)

Study 10'1 x 7'9 (3.07m x 2.36m)

Conservatory 20'4 x 6'9 (6.20m x 2.06m)

EXTERIOR

Front

Carriage driveway accessed via double gates.

Garage 21'6 (6.55m)

Electric door.

Rear Garden

Westerly facing rear garden, two store sheds. Covered and enclosed storage lean-to, to side of house.

Agents Notes

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.

