



26 Maldon Road, Danbury , Essex CM3 4QH  
£475,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A charming and characterful four bedroom cottage believed to date back to 1580, situated within walking distance of Danbury village centre with its local shops, pubs, schools and amenities. This historic home retains much of its period appeal, including exposed beams, brickwork and traditional fireplaces giving it a warm and distinctive cottage feel throughout.

The accommodation comprises a large lounge with a central fireplace, and an impressive open plan kitchen diner that forms the heart of the home, complemented by a useful separate utility room. To the first floor are four bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway accessed via double gates, along with a rear garden that offers a pleasant, enclosed outdoor space ideal for relaxation or entertaining. With its blend of historic character, comfortable living space and highly convenient village location, this is a home that will appeal to buyers seeking individuality rather than a standard modern build. EPC rating E.

Along with many amenities closeby, the property is just 2 miles from the A12 and Sandon Park & Ride service to Chelmsford City Centre and the train station.



## APPROXIMATE ROOM SIZES:

### SECOND FLOOR

Landing

Bedroom: 12' 2" x 9' 1"

Bedroom: 10' 9" x 9' 3"

### FIRST FLOOR

Landing

Master Bedroom: 15' 9" x 12' 3" x 11' 5"

Bedroom: 11' 2" x 10' 5"

Bathroom: 12' (into shower) x 7'

### GROUND FLOOR

Hallway

Kitchen: 18' 5" x 12' 2"

Utility Room: 9' 3" x 5' 4"

Lounge: 23' 10" x 11' 6"

Cellar

### Exterior

Double doors to Driveway & partly covered parking.

Private Rear Garden

### 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.





APPROX INTERNAL FLOOR AREA  
TOTAL 134 SQ M 1445 SQ FT  
INCLUDING CELLAR

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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