



Hopkirk Close, Danbury, Essex CM3 4PP
Price £600,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £600,000 - £625,000

NO ONWARD CHAIN... Situated in a favoured residential turning at the end of the cul de sac, is this good size four bedroom detached family home. The accommodation comprises four bedrooms and a family bathroom to the first floor, whilst to the ground floor there is a large L shaped lounge diner, separate family room/dining room, study, kitchen and a cloakroom. Externally, the property benefits from a southerly facing private rear garden and a 27ft garage with utility area behind. The property is conveniently located for the village centre and is within a short walk of National Trust woodland. Energy rating D.



Note
We understand the property had a new Worcester gas central heating boiler installed in Jan 2026, which is under guarantee. Mains water/drainage.

Location Note
The property is within easy access of local shops, amenities, two preparatory schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated OUTSTANDING by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and two stations on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

FIRST FLOOR

Bedroom One 13' x 10'7 (3.96m x 3.23m)

Bedroom Two 13' x 8'1 (3.96m x 2.46m)

Bedroom Three 10'2 x 10' (3.10m x 3.05m)

Bedroom Four 10' x 8' (3.05m x 2.44m)

Family Bathroom
Three piece suite with shower unit.

GROUND FLOOR

Entrance Hall

Cloakroom

Study 9'2 x 7'5 (2.79m x 2.26m)

Family/Dining Room 13' x 8' (3.96m x 2.44m)

Lounge 22'2>13'1 x 20'10 (6.76m>3.99m x 6.35m)

Kitchen 12'6 x 8'8 (3.81m x 2.64m)

EXTERIOR

Front Garden
Access alongside house to rear garden, driveway leading to:

Garage 27' (8.23m)

Utility Area 8'10 x 8'2 (2.69m x 2.49m)

Rear Garden
Southerly facing, summerhouse.

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

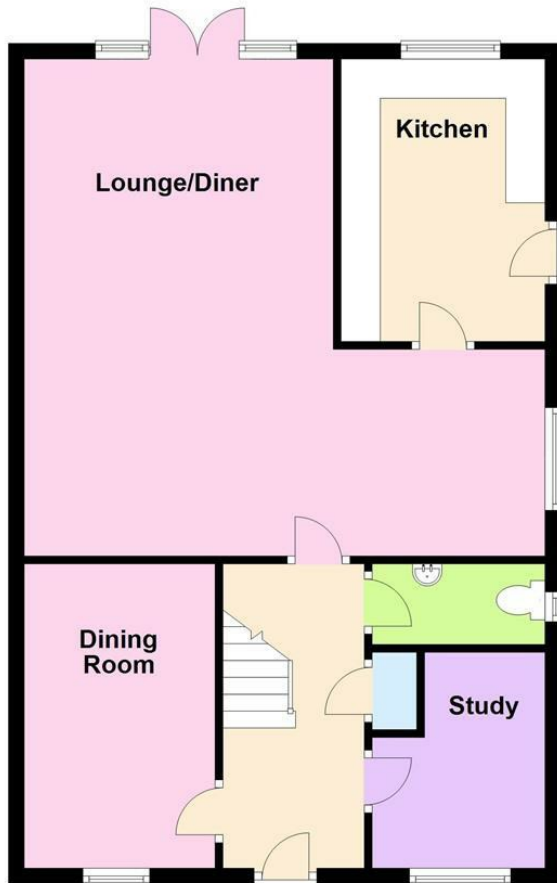
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.





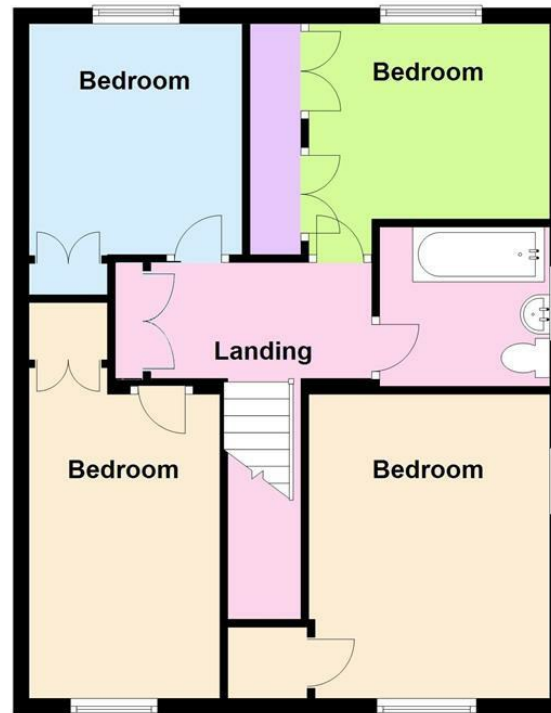
Ground Floor

Approx. 737.2 sq. feet



First Floor

Approx. 609.4 sq. feet



Total area: approx. 1346.6 sq. feet

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