



18 Little Baddow Road, Danbury , Essex CM3 4NT
Guide price £1,750,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,750,000 - £1,800,000, BEAUTIFUL MODERN BUILT FAMILY HOME IN VILLAGE CENTRE..... Located within walking distance to Danbury village centre, this imposing family home was built by the current vendors and finished in 2018. Enjoying a plot of half an acre of incredible landscaped rear gardens with a large driveway leading to a double garage and simply beautiful gardens to the rear. Internally no expense has been spared to finish the build to an incredibly high specification and detail. To the first floor are four bedrooms two benefitting from ensuite facilities and a large four piece family bathroom. To the ground floor the owners wanted to create a truly impressive feel to the living areas and managed to do so with the 9ft high ceilings throughout the ground floor. There are three separate reception rooms and a wonderful kitchen breakfast room with separate utility. Externally the property offers a detached double garage with kitchen to rear as currently used as further entertaining space. Danbury village centre is just a short walk away and offers a wide variety of amenities, good transport links and fantastic schooling with both Heathcote & St Johns primary schools within Walking distance of the property. Chelmsford city centre is also within easy reach, as are major roads throughout the county.....Energy rating B

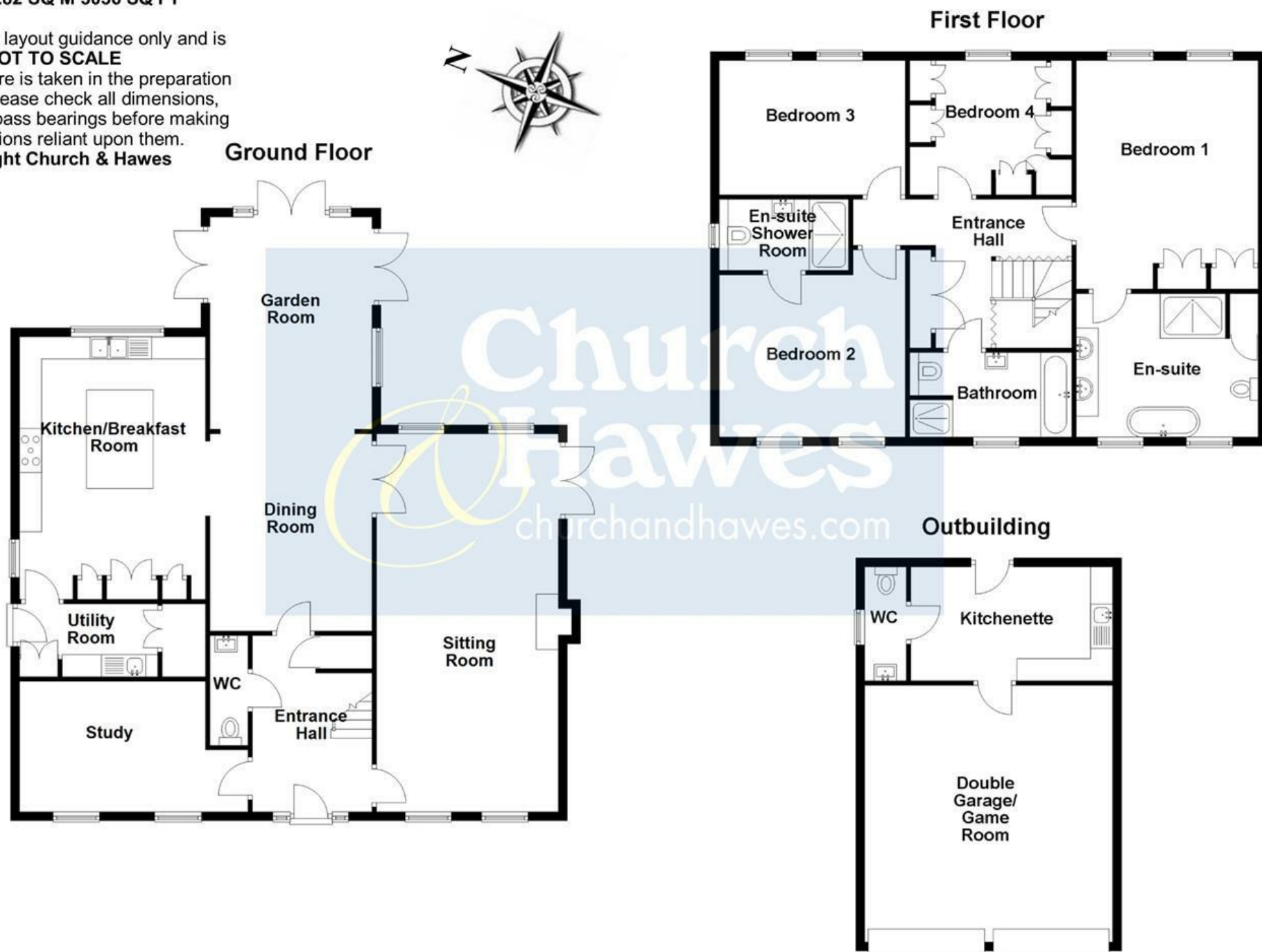


APPROX INTERNAL FLOOR AREA
 MAIN HOUSE 235 SQ M 2526 SQ FT
 OUTBUILDINGS 47 SQ M 510 SQ FT
 TOTAL 282 SQ M 3036 SQ FT

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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FIRST FLOOR

- Master Bedroom 16'11" x 13'7" (5.16 x 4.16)
- Master Ensuite 13'6" x 10'6" (4.14 x 3.22)
- Bedroom Two 13'10" x 13'6" mx (4.22 x 4.13 mx)
- Ensuite 9'5" x 5'2" (2.88 x 1.58)
- Bedroom Three 13'6" x 9'8" (4.13 x 2.97)
- Bedroom Four 11'10" x 9'8" (3.63 x 2.97)
- Family Bathroom 12'1" x 6'4" (3.69 x 1.94)
- Landing 10'10" x 9'11" (3.31 x 3.04)

GROUND FLOOR

- Entrance Hall 13'0" x 9'2" (3.97 x 2.80)
- Ground Floor W.C 7'4" x 3'0" (2.25 x 0.93)
- Study 12'7" x 9'8" (3.86 x 2.96)
- Lounge 28'0" x 13'5" (8.55 x 4.11)
- Dining Room 31'3" x 12'0" (9.53 x 3.67)
- Kitchen 19'3" x 13'6" (5.87 x 4.12)
- Utility Room 13'6" x 5'4" (4.12 x 1.65)

EXTERIOR

- Double Garage - Games Room 18'8" x 18'4" (5.70 x 5.60)
- Garage Kitchen 18'4" x 8'5" (5.60 x 2.58)
- Garage W.C
- Summer House

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.

