



25 Little Baddow Road, Danbury , Essex CM3 4QB
Price guide £550,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £550,000 - £565,000... NO ONWARD CHAIN... JUST A MINUTES' WALK FROM THE VILLAGE CENTRE with all it's amenities is this delightful three bedroom detached home. The property is well maintained and provides comfortable living spaces, including a spacious lounge, a dining room, a kitchen, and a cloakroom on the ground floor. Upstairs, you'll find three generously sized bedrooms, with the master bedroom featuring an ensuite shower room, plus a family bathroom. Outside, the home boasts a sizeable driveway, a single garage, and a beautifully landscaped rear garden. Energy rating D.

FIRST FLOOR

- Landing
- Bedroom One 12'10 x 11' (3.91m x 3.35m)
- Ensuite
- Bedroom Two 12'10 x 8'6 (3.91m x 2.59m)
- Bedroom Three 9'8 x 8'6 (2.95m x 2.59m)
- Bathroom

GROUND FLOOR

- Porch
- Entrance Hall
- Cloakroom
- Lounge 17'1 x 14'1 (5.21m x 4.29m)
- Dining Room 12'10 x 11' (3.91m x 3.35m)
- Kitchen 17'4 x 8'6 (5.28m x 2.59m)

EXTERIOR

- Rear Garden
- Garage 16' x 8'1 (4.88m x 2.46m)
- Front/Driveway

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.

