

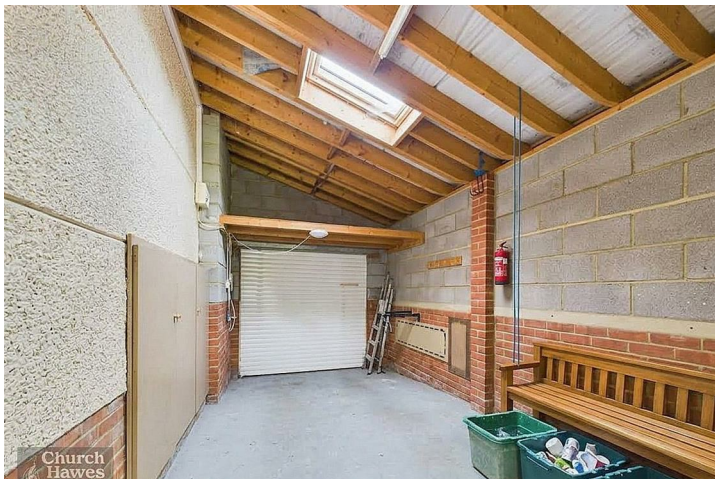


Colemans Lane, Danbury, Essex CM3 4DN
£550,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled down a quiet private lane right in the heart of Danbury village, this charming semi-detached character home offers a wonderful blend of traditional warmth, spacious family living, and exceptional future scope.



Positioned in a highly desirable location, the property is within easy walking distance of local village shops, the popular Danbury Park Primary School, and the beautiful open spaces of Danbury Country Park. Offered to the market with no onward chain, it presents a rare opportunity for buyers seeking a central yet peaceful setting.

Inside, the home boasts versatile accommodation starting with two inviting reception rooms. The kitchen/breakfast room forms the heart of the home, featuring an impressive vaulted ceiling that enhances the light, while a separate utility room with a ground-floor WC adds practical daily convenience. Upstairs, you will find three bedrooms served by a family bathroom.

Outside, the property truly shines. A private driveway offers off-road parking for up to three cars and leads to a large garage. To the rear, the exceptional garden extends to approximately 150 feet, providing a fantastic sanctuary for outdoor living, children's play, or keen gardeners.

Furthermore, there is outstanding potential to extend the main dwelling or convert the garage into additional living space, a home office, or an annex, subject to the usual planning consents.

Colemans Lane is a private road comprising of just a few properties and leading into National Trust Lingwood Common with it's many walks and pathways.

Agents Note Notice Not Yet Served

The property is being sold with no onward chain, vacant possession, however, please note there is a tenant in residence and that we understand that NO notice has been served by either the landlord or tenant. Please contact the office for any further updated information including possible dates/timescales, regarding this.

Agents Note

Please note: some images have been digitally enhanced. Buyers should refer to the property as viewed for its current presentation.

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

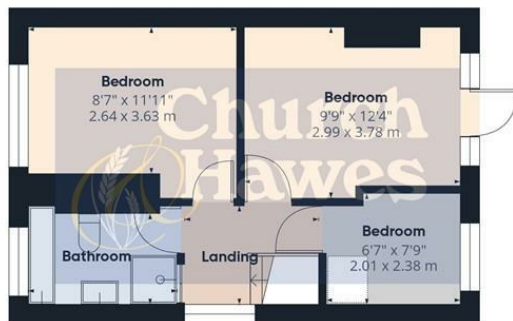
over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1005 ft²

93.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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