



66 Pedlars Path, Danbury , Essex CM3 4HZ
£375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATION, LOCATION, LOCATION.... This three bedroom property is located in the sought after village of Danbury and is situated in a highly desirable non estate location facing onto open fields. The property has been incredibly well maintained and is offered in good decorative order throughout. The accommodation on offer comprises, lounge, kitchen breakfast room and large conservatory to the ground floor. To the first floor are all bedrooms and the family bathroom. Externally is a easy maintenance rear garden and to the front are further gardens with potential to create off road parking. Danbury village centre is within easy reach and offers a wide variety of amenities and good transport links whether by car or public transport. All of the above is to be offered with NO ONWARD CHAIN..... Energy rating D

FIRST FLOOR

Bedroom One 12'6 x 10'6 (3.81m x 3.20m)

Window to front. Radiator. Built in double wardrobe.

Bedroom Two 9'4 x 8'9 (2.84m x 2.67m)

Window to rear. Radiator. Built in double wardrobe.

Bedroom Three 10' x 7'4 (3.05m x 2.24m)

Window to front. Built in cupboard. Radiator.

Family Bathroom

Obscured window to rear. Fully tiled. Enclosed panelled bath with mixer tap and twin twin shower head attachment over with glass screen. Wash hand basin with vanity unit under. W.C. Radiator.

Landing

GROUND FLOOR

Entrance Hall

Accessed via part glazed Upvc door. Radiator. Staircase to first floor.

Lounge 12' x 12' (3.66m x 3.66m)

Window to front. Radiator. Open fireplace with wooden hearth and decorative surround. TV and telephone points. Door to:

Kitchen/Diner 14' x 9 (4.27m x 2.74m)

Window to rear. Range of base and eye level units, laminate squared edge work surface with inset four ring halogen hob and large acrylic drainer sink with mixer tap with tiled splashback over. Space and plumbing for washing machine and space for fridge/freezer. Under counter electric oven. Worcester combi boiler. Seating area. Door to conservatory. Radiator.

Conservatory 11 x 11'11 (3.35m x 3.63m)

Glazed to two sides with French doors leading to rear garden. Radiator.

EXTERIOR

Rear Garden

Laid to lawn with mature trees and shrubs. Side access via gate.

Front Garden

Set behind mature hedging and potential to create driveway parking. Facing onto open fields.

Agents Notes

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.

