



12 Cherry Garden Lane, Danbury , Essex CM3 4QP
£575,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

DETACHED BUNGALOW CLOSE TO VILLAGE CENTRE....This three bedroom detached bungalow is located in a desirable non estate setting, within easy reach of local shops and bus stops. The property in its existing condition is liveable but would benefit from some modernisation and improvement, alternately now offers detailed planning permission which if implemented would create a highly individual and unique property comprising , three double bedroom suites with en suite facilities, open plan living/reception, entrance hall, study/snug, kitchen/dining, utility room , ground floor cloakroom, also to be noted that there is sufficient space to the front to erect a 2 bay cart lodge with store with remaining space for further off road parking, details of which can be found on the Chelmsford borough council website (planning number 22/00952/FUL). The property enjoys a generous frontage with access to the property's garage and a mature southerly aspect rear garden. Internally the accommodation comprises three bedrooms, large lounge and kitchen/diner and a shower room. Danbury village centre is within walking distance and offers a wide variety of amenities from medical centre, sports and social centre, supermarkets, bars, restaurants and a selection of smaller shops. PLEASE NOTE ALL PHOTOS ARE LIBRARY PHOTOS. NO ONWARD CHAIN. Energy rating D.

Accommodation Comprising

Hallway
Window to rear. Radiator. Fitted storage cupboard.

Bedroom One 12'6 x 8'10 (3.81m x 2.69m)
Window to front. Radiator.

Bedroom Two 11'6 x 11' (3.51m x 3.35m)
Window to front. Radiator.

Bedroom Three 7'5 x 5'11 (2.26m x 1.80m)
Window to rear. Radiator.

Shower Room 8'10 x 8'4 (2.69m x 2.54m)
Two obscure glazed windows to side. Close coupled W.C with concealed cistern. Fitted cupboard. Radiator. Shower cubicle with electric shower. Pedestal wash hand basin.

Lounge 16'4 x 11'8 (4.98m x 3.56m)
Window to rear & side. Radiator. Open fireplace.

Kitchen 19' x 10'5 > 8'5 (5.79m x 3.18m > 2.57m)
Sliding doors to rear. Base and eye level units with space for cooker, washing machine and fridge/freezer. Extractor unit. Large opening to lounge.

Exterior

Garage 16'3 x 9' (4.95m x 2.74m)
Up and over door. Power and light connected. Consumer unit. Modern 'Vaillant' gas central heating boiler.

Front
Paved driveway offering off street parking. Various flowers and shrubs. Remainder laid to lawn. Access to garage. Side access either side of the property.

Rear Garden
Fitted water tap. Patio seating area. Various flowers and shrubs. Remainder laid to lawn.

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.

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Total area: approx. 1008.1 sq. feet

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