



19 Simmonds Way, Danbury , Essex CM3 4PT  
£575,000

**Church & Hawes**  
Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £575,000 - £600,000. A well proportioned Georgian style detached family home located very close to Woodland Walks and also Danbury Village centre. Energy Rating F.

FIRST FLOOR

**Bedroom One 13'0" x 10'9 (3.96m x 3.28m)**  
Window to front. Two double fitted wardrobes and matching drawer units. Electric convector heater.

**Bedroom Two 11' x 8'10 (3.35m x 2.69m)**  
Window to rear. Electric convector heater.

**Bedroom Three 8'8 x 7'10 (2.64m x 2.39m)**  
Window to rear. Electric convector heater.

**Bedroom Four 9'7" x 6'10 (2.92m x 2.08m)**  
Window to front. Electric convector heater. Built-in wardrobe.

**Shower Room/wc**  
Obscure window to side. Ladder radiator. Three piece modern re-fitted suite comprising large shower cubicle, wash hand basin and wc set into vanity and storage unit. Tiled floor and tiled walls. Double cupboard housing hot water cylinder.

**Landing**  
Access to roof space with loft ladder, partly board and light. Radiator, stairs to ground floor.

GROUND FLOOR

**Entrance Porch**  
Panelled entrance door, electric convector radiator. Double built-in cloaks cupboard. Door to:-

**Lounge 17'10 x 17'7 (5.44m x 5.36m)**  
Bow window to front. 'Wilbo' electric radiator. Feature fireplace with cast iron multi-fuel burner. Double French style doors to:-

**Dining Room 13'1" x 8'9 (3.99m x 2.67m)**  
Double patio doors to garden. 'Wilbo' electric radiator. Door to:-

**Kitchen 13' x 8'7 (3.96m x 2.62m)**  
Window to rear. Sink unit set into extensive laminate work surfaces. Comprehensive range of fitted base and wall units with two matching drawer packs. Electric cooker with extractor hood above. Integrated dishwasher. Large built-in storage cupboard, tiled floor. Door to:

**Rear Lobby**  
Door to garden. Door to garage. Tiled floor. Door to:

**Cloakroom**  
Obscure window to rear., chrome ladder radiator. Suite comprising wash hand basin set into storage unit and wc. Part tiled walls.

EXTERIOR

**Front**  
Brick driveway parking for two vehicles. Access alongside house to rear garden.

**Double Length Garage 25'9 (7.85m)**  
Electric up and over door. Power and light connected. Space and plumbing for washing machine. Door to Rear Lobby.

**Westerly Rear Garden**  
Patio area leading to lawn garden. Flower and shrub borders. Timber storage shed. Water tap and external power socket.

**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.

