



South View Road, Danbury , Essex CM3 4DX
£600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located within a favoured established road is this extended detached three bedroom family home with a private plot and rear garden. The house is set in an elevated position and affords far reaching views of the Essex countryside. Along with three bedrooms there is a family bathroom to the first floor. On the ground floor is a large reception hall, lounge, dining room, kitchen, shower room and cloakroom, study and a utility room. Accommodation totals nearly 1,400 square feet. The property has been maintained to a high standard throughout and includes gas central heating along with solar panels that produce electricity for the property and also providing a feed in tariff of 15pKWH. There is ample scope for extension if desired, of course subject to gaining the relevant planning consents. Situated within the normal catchment of the Danbury Park school (Outstanding rated by Ofsted) and within a few minutes walk of Danbury Country Park & Danbury Common. Within the village are plenty of amenities along with local shops and supermarkets. No onward chain. Energy rating C.



Location Note

The house is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

FIRST FLOOR

Bedroom One 12'10 x 12' (3.91m x 3.66m)

Window to front with views over rooftops and countryside beyond, radiator. Range of fitted wardrobes comprising two double and three single along with matching storage cupboards.

Bedroom Two 12'5 x 9'1 (3.78m x 2.77m)

Window to rear overlooking the rear garden, radiator.

Bedroom Three 9'3 x 9'1 (2.82m x 2.77m)

Window to rear, radiator.

Family Bathroom 9'8 x 9' (2.95m x 2.74m)

Obscure glazed window to front, radiator. Suite comprising panelled bath with Mira shower unit over and glass splash screen, Pedestal wash hand basin, wc. Part tiled walls.

Landing

Window to side, access to roof space which we understand is boarded and has a light, return staircase to ground floor.

GROUND FLOOR

Entrance Hall 9'8 x 9'5 (2.95m x 2.87m)

A lovely spacious reception hall with glazed windows to two sides, radiator. Double doors to inner hall and door to utility room.

Inner Hall

Radiator. Doors to cloakroom, shower room, kitchen and double doors to lounge.

Cloakroom

Extractor fan, suite comprising part concealed wc, wash hand basin set into storage unit.

Shower Room

Obscure glazed window to side, chrome ladder radiator. Re-fitted suite comprising large fully tiled shower cubicle with glass screens, wash hand basin set onto storage unit, fully tiled walls, extractor fan.

Kitchen 11'7 x 10'10 (3.53m x 3.30m)

Window to rear and part glazed door to rear garden. Modern fitted kitchen commencing with a sink unit set into laminate work surfaces, further matching work surfaces. Fitted base and wall units with drawers. Dishwasher to remain. Space for fridge freezer and cooker. Part tiled walls. Large built-in storage cupboard, door to lounge.

Lounge 24'1 x 12'>10'1 (7.34m x 3.66m>3.07m)

Picture window to front, two radiators, open fireplace, French style double doors to:

Dining Room/Garden Room 12'3 x 9'1 (3.73m x 2.77m)

A lovely triple aspect room overlooking the rear garden. Window to side and rear, fully glazed double casement doors to garden. Radiator.

Utility Room 8'1 x 7'4 (2.46m x 2.24m)

Note: The utility room and study have been formed from the original garage. Full glass internal panel with the original double swing garage doors. Sink unit and laminate work surface, fitted base and wall units, large larder style cupboard. Space for washing machine and tumble dryer. Door to:

Study/Hobby Room 8'8 x 8'1 (2.64m x 2.46m)

Window to side and fully glazed door to the rear garden, fitted storage cupboards and shelving.

EXTERIOR

Front

Lawn garden with various trees and shrubs, driveway for two cars. In our opinion, further brick driveway parking would be relatively easy to add. Matching brick pathway leading to the house and alongside the house to:

Rear Garden

Paved patio to side and rear of the house. Lawn garden, various trees and shrubs. Area at the side of the house with storage sheds, further store shed at rear of the garden.

Solar Panels

The property has solar panels on the roof that produce electricity for the property and also provide an income from the feed in tariff of 15pKWH for any excess produced.

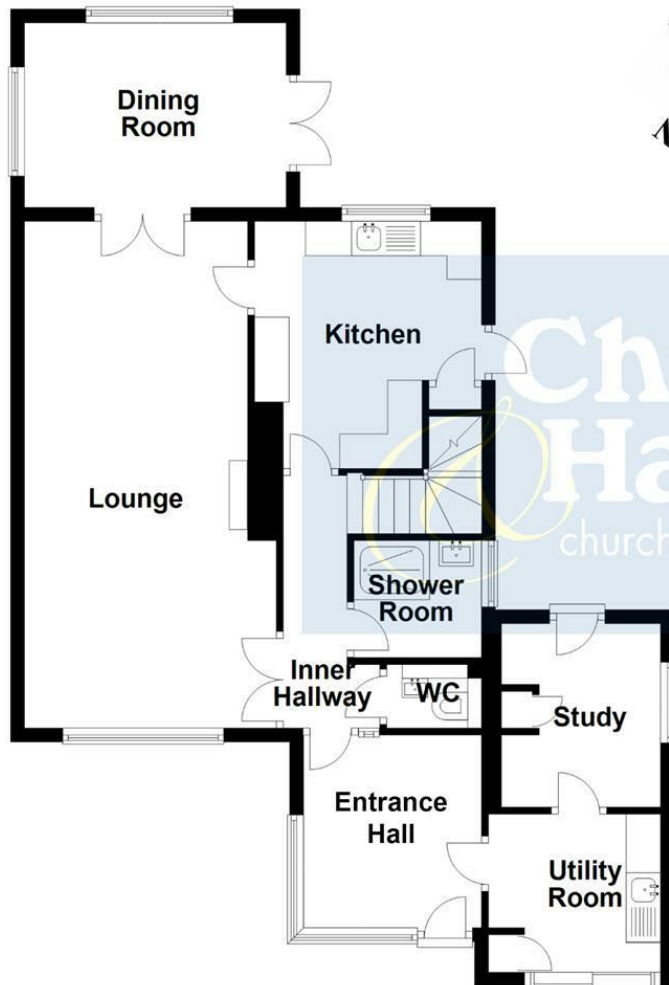
Agents Notes

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.





Ground Floor



APPROX INTERNAL FLOOR AREA
129 SQ M 1386 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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First Floor

