



Green Meadows, Danbury , Essex CM3 4LD  
£675,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in a small cul-de-sac of just a few similar properties is this improved and very well presented detached chalet bungalow most deceptive in size from it's external appearance. . The property is set in a private position back from the road and also offers a lovely mature and interesting rear garden. Along with garage with electric door there is parking for 4/5 cars. Accommodation is very versatile and includes a large ground floor bedroom with dressing area also two large first floor bedrooms. Shower rooms on both floors. Danbury village centre with it's many amenities is just a few minutes walk away. Energy rating D.



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.

## GROUND FLOOR

### Entrance Porch

### Dining Room 14'9 x 11'8 (4.50m x 3.56m)

### Lounge 23' x 11'4 (7.01m x 3.45m)

Dual aspect room with large picture window to front, double doors to conservatory. Open fireplace.

### Conservatory 13'4 x 10'2 (4.06m x 3.10m)

Double doors to rear garden.

### Kitchen 11' x 9'10 (3.35m x 3.00m)

Fully fitted kitchen, door to the rear garden.

### Master Bedroom 23' x 10' (7.01m x 3.05m)

A lovely dual aspect room with double casement doors to the garden. Extensive range of high quality fitted wardrobes.

### Shower Room

Modern re-fitted suite including a large walk-in shower cubicle.

## FIRST FLOOR

### Landing 15'8 x 12'4 (4.78m x 3.76m)

A lovely light room ideal as a hobby area or office and overlooking the rear garden.

### Bedroom 12'3 x 10'10 (3.73m x 3.30m)

Overlooking the rear garden, built-in storage cupboards.

### Bedroom 12'4 x 11'5 (3.76m x 3.48m)

Overlooking the rear garden, built-in storage cupboards.

### Shower Room

Three piece suite

## EXTERIOR

### Front

Lawn front garden, access along side property to the rear garden. Driveway parking for 4/5 cars.

### Garage 17' x 8'5 (5.18m x 2.57m)

Electric roller shutter door.

### Utility Area 8'4 x 5'8 (2.54m x 1.73m)

Plumbing for washing machine, door to garden.

### Rear Garden

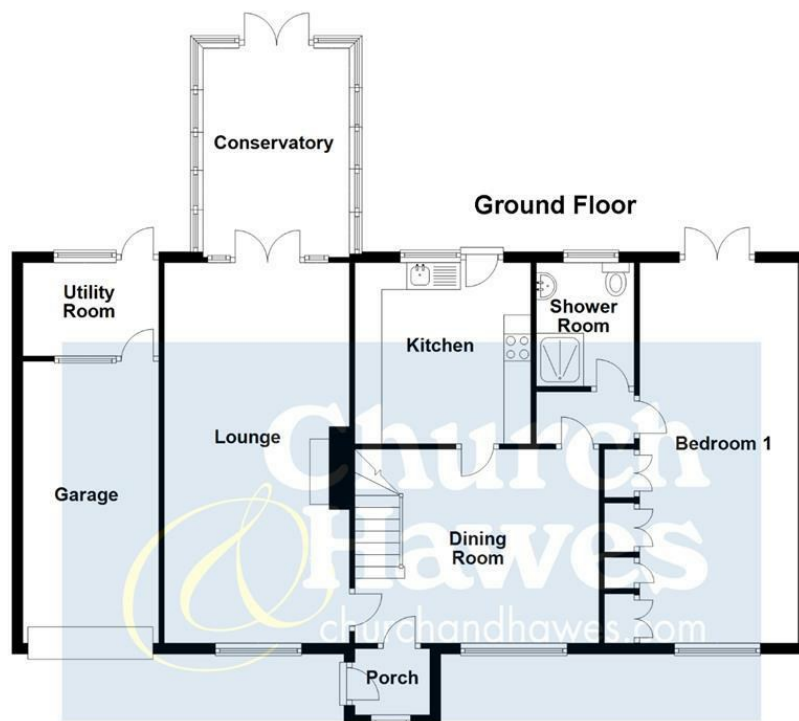
Large paved patio leading to lawn garden. A really interesting garden with various shrubs trees throughout. Fencing to boundaries. Store shed and water tap.

### 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.







**APPROX INTERNAL FLOOR AREA**  
**157 SQ M 1689 SQ FT**  
**INCLUDING GARAGE**

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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