



Friars Riffhams Lane, Danbury , Essex CM3 4DS  
£1,100,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Directly overlooking Bluebell Woods with Riffhams country house estate farmland beyond is this imposing individual residence. The property is well presented and includes five bedrooms, two bathrooms, a wonderful kitchen diner, lounge, family/dining room, cloakroom and utility. Externally, along with ample parking and a double garage, there is an approximate 115' completely un-overlooked landscaped rear garden. The location of this property is quite unique; a most idyllic leafy lane on the western periphery of Danbury. The A12 and Sandon Park & Ride bus service to Chelmsford City centre are less than two miles away. Danbury Park school (outstanding status by Ofsted) is within catchment and just a few minutes walk away. Energy rating D. PLEASE NOTE, SOME OF THE IMAGES USED ARE LIBRARY PHOTOGRAPHS.

Located on the western side of the village and opposite Bluebell Wood with many interesting walks.

The property is presented to a good order throughout. There is oil fired radiator central heating and sealed unit double glazed windows and doors.

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 six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street. To the east is the market town of Maldon with it's bustling High Street and historic Hythe Quay. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

FIRST FLOOR

Landing

Access to spacious loft space. Large airing cupboard housing hot water cylinder, stairs to ground floor.

Master Bedroom 13'7>10'9 x 12'7 (4.14m>3.28m x 3.84m)

Window to front, radiator. Range of fitted bedroom furniture including two double and two single mirror fronted wardrobes. Matching drawer storage unit, bedside cabinets and wall storage units. Door to:

En-Suite

Obscure glazed window to side, chrome ladder radiator. Modern four piece suite comprising bath with inset wall controls, fully tiled shower cubicle with 'warm up mode' control and rainfall shower head. Vanity and storage unit with inset wash hand basin and part concealed wc. Fully tiled walls and tiled floor, extractor fan.

Bedroom Two 12'1 x 11' plus wardrobes (3.68m x 3.35m plus wardrobes)

Window to rear, radiator. Built-in wall to wall wardrobes with mirror fronted doors.

Bedroom Three 10' x 8'7 plus wardrobes (3.05m x 2.62m plus wardrobes)

Window to rear, radiator. Built-in wall to wall wardrobes with sliding mirror fronted doors.

Bedroom Four 13'2 x 9'5 (4.01m x 2.87m)

Window to front, radiator.

Bedroom Five 10'1 x 8'7 (3.07m x 2.62m)

Window to rear, radiator.

Family Shower Room

Obscure glazed window to front, chrome ladder radiator. Three piece modern suite comprising large shower cubicle with glass screens, rainfall shower head and warm up mode control. Vanity and storage unit with wash hand basin and part concealed wc. Fully tiled walls and tiled floor.

GROUND FLOOR

Entrance Hall

Part glazed entrance door with matching side windows, radiator, doors to:

Cloakroom

Obscure glazed window to side, radiator. Suite comprising wash hand basin set onto storage unit, part concealed wc. Part tiled walls and tiled floor.

Lounge 22' x 13'4 plus bay window (6.71m x 4.06m plus bay window)

A wonderful double aspect lounge with a bay window to the front and patio doors to the rear. Double and single radiator. Open fireplace with wooden surround, double French style doors to the kitchen.

Dining/Family Room 12'7 x 10'9 (3.84m x 3.28m)

Window to front and side, radiator.

Kitchen Diner 22'4 x 12' (6.81m x 3.66m)

Window and double fully glazed doors to the rear, two double radiators. A fully fitted kitchen commencing with a sink unit set into granite effect work surfaces. Comprehensive range of fitted base and wall units with drawer pack. Built-in electric oven, hob and extractor hood above. Integrated appliances including dishwasher, fridge and freezer. Softflow water softener in cupboard under sink. Feature island storage unit with granite worktop. Tiled splash backs and oak wooden floor. Door to:

Utility Room 6'9 x 6' (2.06m x 1.83m)

Window and part glazed door to side, radiator. Sink unit set into work surfaces above fitted base units. Integrated washing machine. Tiled splash backs and oak wooden floor.

EXTERIOR

Front

Lawn garden, pea shingle driveway providing parking for numerous vehicles. Feature beds, well stocked with shrubs in front of the house. PIR security and porch lighting, courtesy lighting. Access along side house to rear.

Double Garage

Two electric up and over doors, power and light connected, pitched roof for storage.

Rear Garden approx 115' (approx 35.05m)

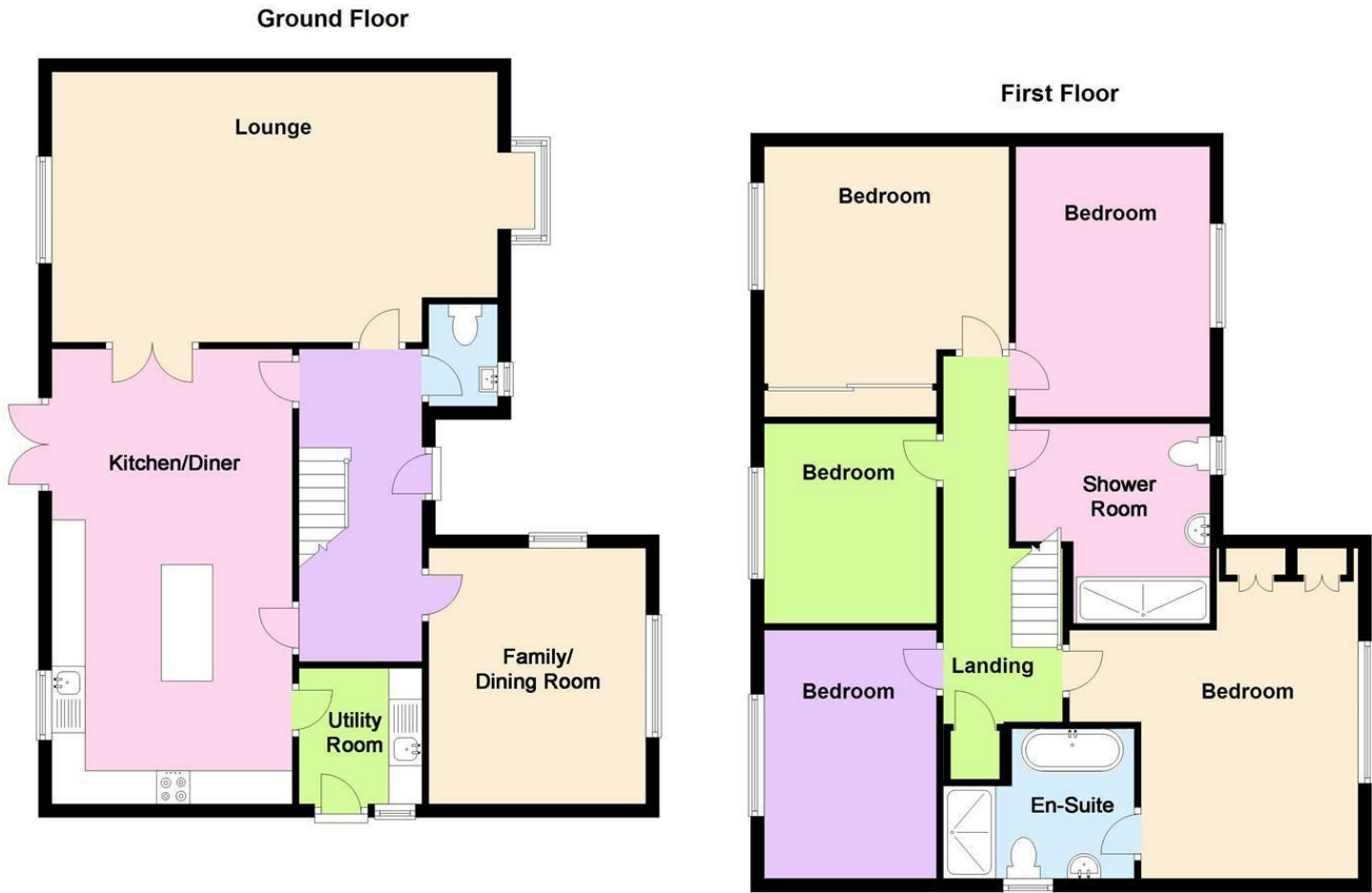
Large semi-circular brick patio with retaining walls and steps to extensive lawn garden. Many mature trees and shrubs throughout the garden. Fencing and hedging to boundaries. Courtesy lighting, water tap, external power socket. Timber store shed, oil storage tank. Covered passageway to side of the house with electric. Patio lighting.

Agents Note 1

Some of the images used are library photographs.

Agents Note 2

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