



42 Pedlars Path, Danbury , Essex CM3 4HZ
O.I.R.O £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

QUIET NO THROUGH ROAD, OVER LOOKING FIELDS TO REAR..... Located the sought after village of Danbury is this three bedroom semi detached residence. Situated within easy reach to Danbury village centre and all of the amenities it has to offer, including fantastic local schools. Danbury is also offers easy access and transport links to neighbouring villages ,towns and Chelmsford city centre with everything one would expect from a thriving city along with its mainline station to London Liverpool Street. Internally the property offers three bedrooms and a family bathroom to the first floor, whilst to the ground floor is a lovely lounge and open plan kitchen diner. Externally the property enjoys a westerly aspect rear garden which enjoys views over fields to rear, whilst t the front is allocated on street parking, with potential to create driveway parking (s.t.p.p). Energy rating D

FIRST FLOOR

Bedroom One 11'10" x 10'10" (3.63 x 3.32)

Bedroom Two 10'10" x 9'8" (3.32 x 2.96)

Bedroom Three 7'5" x 6'6" (2.28 x 2.00)

Family Bathroom 7'4" x 4'11" (2.26 x 1.51)

Landing

GROUND FLOOR

Entrance Hall 12'5" x 5'11" (3.79 x 1.82)

Lounge 12'4" x 11'7" (3.78 x 3.54)

Kitchen Diner 17'11" x 9'1" (5.47 x 2.78)

EXTERIOR

Westerly Aspect Rear Garden

Front Garden

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.

