

**FOR SALE**



**Cherry Garden Lane Danbury**  
**Guide Price £775,000 to £800,000**

  
**MARTIN&CO**



## Cherry Garden Lane

Guide Price £775,000 to £800,000

- Detached Four Bedroom House
- Master with ensuite
- Fitted Kitchen
- Separate Lounge & Dining Rooms
- Garage and Driveway
- NO ONWARD CHAIN
- Adjacent to National Trust Land

**INTRODUCTION :** An extremely well presented light and airy, four bedroom detached house, situated on the edge of the village of Danbury and Neighbouring National Trust Land. The property benefits from two entrance halls, ground floor cloakroom wc, study/office, fully fitted modern kitchen, separate spacious lounge and dining room. Upstairs are four good sized bedrooms with the main suite extremely spacious, with fitted wardrobes, and an ensuite. There is also a family bathroom wc. Outside there is a block paved driveway providing off road parking, as well as a pitched roof single garage. To the rear is a well-maintained garden with patio seating area and summer house. There is easy access to the village centre as well as the coastal Town of Maldon. Chelmsford City is around 10 minutes in the car or by park and ride, and provides major shopping and leisure facilities as well as a mainline train to London Liverpool Street. Danbury itself offers many facilities including local shops, petrol station, medical centre, dentist, vets, coffee and tea shops, hairdressers, sports and social centre, sought after schooling, and is surrounded by countryside with fabulous walks and bridal ways. Hence viewing highly recommended.



**ENTRANCE HALL 12' 3" x 8' 2" (3.73m x 2.49m)**  
Accessed via double glazed front door, solid dark wood style flooring, radiator, stairs to first floor, door to:

**CLOAKROOM WC 5' 5" x 5' 2" (1.65m x 1.57m) max**  
UPVC double glazed window to front, close coupled wc, wash hand basin set in vanity unit with storage beneath, chrome ladder style towel radiator, solid dark wood style flooring, smooth plastered ceiling.

**KITCHEN/BREAKFAST ROOM 13' 0" x 11' 4" (3.96m x 3.45m)**  
UPVC double glazed window to front and to side, fitted kitchen comprising a range of eye level and floor standing unit providing ample storage space, as well as extended breakfast bar area, all with fitted worktops, inset one and a half bowl sink unit and drainer with mixer tap over, inset four ring gas hob with extractor over, eyelevel integrated oven and grill, integrated dishwasher, integrated fridge and freezer, tiled flooring, coving to smooth plastered ceiling, door through to:

**HALLWAY 5' 2" x 4' 3" (1.57m x 1.3m)**  
UPVC double glazed window to side, radiator, coving to smooth plastered ceiling, door through to:

**DINING ROOM 16' 4" x 10' 8" (4.98m x 3.25m)**  
UPVC double glazed bow bay window to rear, and double glazed window to side, solid dark wood style flooring, radiator, coving to smooth plastered ceiling, door through to:

**LOUNGE 19' 10" x 14' 10" (6.05m x 4.52m)**  
Good sized room with UPVC double glazed bow bay window to rear as well as double glazed door, solid dark wood style flooring, coving to smooth plastered ceiling

**STUDY/OFFICE 8' 3" x 7' 3" (2.51m x 2.21m)**  
UPVC double glazed window to side, solid dark wood style flooring, radiator, coving to smooth plastered ceiling.

**LANDING**  
Long landing with access to loft space, airing cupboard, stairs to ground floor, coving to smooth plastered ceilings



**MAIN BEDROOM 16' 3" x 13' 0"** (4.95m x 3.96m)  
Lovely main suite with views over fields with UPVC double glazed windows to rear and to side, range of fitted wardrobes and storage, ample space for additional furniture/ dressing area, radiator, coving to smooth plastered ceiling, door to:

**ENSUITE 7' 9" x 5' 9"** (2.36m x 1.75m) Velux window to side, fitted corner shower with glass sliding door, circular wash hand basin set on circular tapered vanity unit with storage under, close coupled wc, eaves storage cupboard with mirrored door, tiled flooring, tiled walls, smooth plastered ceiling with downlighters.

**BEDROOM TWO 10' 8" x 9' 2"** (3.25m x 2.79m) UPVC double glazed windows to side, radiator, smooth plastered ceiling.

**BEDROOM THREE 11' 8" x 8' 5"** (3.56m x 2.57m)  
UPVC double glazed window to rear, free standing wardrobes along one wall (not included), radiator,

coving to smooth plastered ceiling.

**BEDROOM FOUR 11' 0" x 8' 5"** (3.35m x 2.57m) UPVC double glazed window to rear, free standing wardrobes along one wall (not included), radiator, coving to smooth plastered ceiling.

**FAMILY BATHROOM 7' 7" x 6' 11"** (2.31m x 2.11m)  
max With Velux window to side, suite comprising enclosed panel bath with shower over and glass screen door, close coupled wc, circular wash hand basin set on vanity unit with storage under and shelving to one side, walls mainly tiled, tiled flooring, chrome ladder style radiator, smooth plastered ceiling with downlighters.

**DRIVEWAY AND PARKING** There is a block paved driveway providing off road parking, as well as a parking bay opposite. Access to the rear garden via timber side gate, access to the garage, external lighting.

**GARAGE** Single brick built garage with up and over door access as well as side access door, tiled and pitched roof providing eaves storage, power and light

connected.

**REAR GARDEN** Neat rear garden with immediate patio, lawn area, shrub and flower borders, timber summer house (may remain subject to confirmation), external water tap, timber gated access to the driveway.

EPC rating D









All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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