



Church
Hawes
For Sale
01245 229633

St. Cleres Way, Danbury, Essex CM3 4AF
£425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A detached bungalow in a desirable turning within Danbury village. Although the property does require a degree of modernisation, the aspect and location makes this home an ideal purchase. The accommodation affords three double bedrooms, two large reception rooms, a beautifully re-fitted shower room (with underfloor heating), cloakroom and a fitted kitchen. Externally there is a south westerly aspect garden, larger than average garage and driveway parking for two vehicles. Energy Rating E.



Location

St. Cleres Way is a popular turning in Danbury village due to it's proximity to Danbury Park School, along with having easy access to transport links including A12 and Sandon's park & ride into Chelmsford City. The location comprises a mixture of established detached homes constructed in 1970's with varying styles. The area attracts growing families who require excellent schooling or people downsizing.

ACCOMMODATION COMPRISING

Entrance Hall 12'1 x 12' (3.68m x 3.66m)

Door to front. Radiator. Telephone point. Airing cupboard with radiator.

Lounge 15'11 x 12'10 (4.85m x 3.91m)

Radiator. Door to conservatory. Door to dining room.

Cloakroom

W.C. Wash hand basin.

Lean-To 14'4 x 7'2 (4.37m x 2.18m)

Requires attention. Door to garden. Tiled floor.

Dining Room 14'1 x 9'5 (4.29m x 2.87m)

Sliding door to rear. Radiator.

Bedroom One 14'3 x 9'10 (4.34m x 3.00m)

Bedroom Two 11'8 x 10'10 (3.56m x 3.30m)

Two windows to front. Radiator. Fitted storage cupboard.

Bedroom Three 12'2 x 8'11 (3.71m x 2.72m)

Door to rear. Radiator.

Re-Fitted Bathroom

Obscure window to side. Towel radiator. Part tiled to walls. Tiled to floor with underfloor heating. Three piece suite comprising close coupled W.C. Wash hand basin with cupboards below. Large shower cubicle with 'Aqualisa' shower system and twin shower heads.

Kitchen 12' x 10'4 (3.66m x 3.15m)

Window to rear. Fitted with a range of base and eye level units incorporating a 1 & 1/2 bowl sink unit. Fitted oven/grill. Space and plumbing for washing machine,

dishwasher and tumble dryer. Space for fridge/freezer. Fitted gas combination boiler.

EXTERIOR

Rear Garden

Laid to lawn with flower and shrub borders. Exterior tap. Timber summerhouse. Side access to front.

Garage 19'11 x 8'3 (6.07m x 2.51m)

Up and over door. Power and light connected.

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.







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