



9 Rumsey Fields, Danbury , Essex CM3 4RH  
Guide price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £325,000 - £340,000 very spacious four bedroom family home set on a generous corner plot with a private westerly aspect rear garden. The property is situated just a short walk from Danbury village centre offering local shops, bus routes and a highly regarded primary school. The location is ideal for families being just a stroll from a playpark at the end of the road. This well presented home offers accommodation comprising four good size bedrooms (three doubles) and a bathroom all set off a spacious landing. To the ground floor there is a lounge, a study/playroom, a large open plan kitchen/diner, lean to and utility area. Externally there is excellent potential for off road parking to the front, whilst to the rear there is the aforementioned private unoverlooked westerly aspect rear garden. All this to be offered with no onward chain. Energy rating C.

## FIRST FLOOR

### Landing

Stairs to ground floor. Airing cupboard.

### Bedroom 10'11 x 10'11 (3.33m x 3.33m)

Window to front. Radiator. Fitted furniture including wardrobes and study desk.

### Bedroom 11'1 x 10'3 (3.38m x 3.12m)

Window to front and side. Radiator.

### Bedroom 11'9 x 9'3 (3.58m x 2.82m)

Window to rear. Radiator.

### Bedroom 9'3 x 8'2 (2.82m x 2.49m)

Window to side. Radiator.

### Bathroom

Obscure window to side. Towel radiator. Close coupled W.C. Pedestal wash hand basin. Panel enclosed bath with electric shower over. Tiled to walls and floor.

## GROUND FLOOR

### Hallway

uPVC entrance door. Radiator.

### Study 10'1 x 6'10 (3.07m x 2.08m)

Window to front.

### Lounge 15'3 x 10'1 (4.65m x 3.07m)

Two windows to front. Radiator.

### Kitchen/Diner 22'5 x 12'2 (6.83m x 3.71m)

Window to side and rear. Radiator. Door to conservatory. Understairs storage cupboard. Range of base and eye level units incorporating 1&1/2 bowl sink unit. Space for cooker, dishwasher and space for under counter fridge.

### Lean To 13'2 x 6'8 (4.01m x 2.03m)

Door to rear. Cupboard housing Vaillant gas central heating boiler. Door to:-

### Utility Area

W.C. Space and plumbing for washing machine and space for fridge/freezer.

## EXTERIOR

### Rear Garden

Westerly aspect private rear garden screened by mature trees. Exterior tap. Gate to side. Storage shed. Mainly laid to lawn with patio seating area.

### Front

## 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.

## GROUND FLOOR



NOT TO SCALE