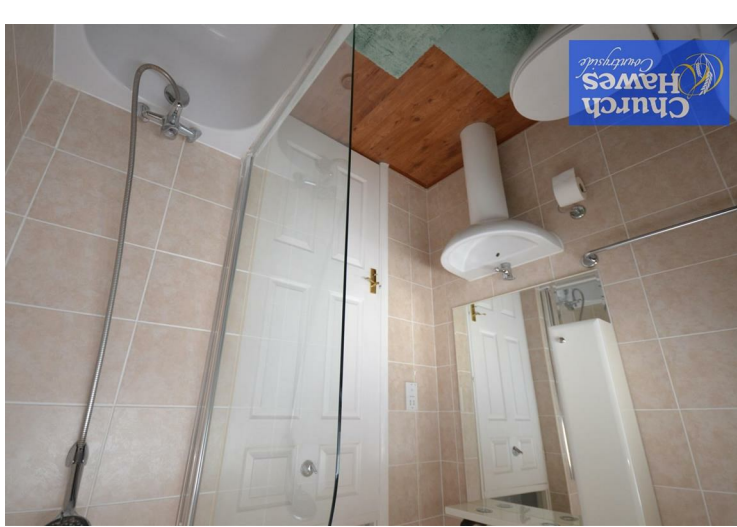




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18 St. Cleres Way, Danbury , Essex CM3 4AE  
£600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Situated within a few minutes walk of Danbury Lakes & Country Park is this four bedroom detached family home. The accommodation on offer also includes two reception rooms, conservatory, kitchen, utility room, two bathrooms and a g/floor cloakroom. Externally, there is a driveway, large garage and a private southerly facing rear garden. Presented to a very good order throughout, there is gas central heating (boiler replaced about 3 years ago) and a security alarm. We are of the opinion the house lends itself to extension if required, subject of course to gaining the necessary planning consents. Danbury Park primary school (Outstanding rating by Ofsted) is just a few minutes walk away. The A12 & Sandon Park & Ride service to Chelmsford city centre and train station are about 2 miles away. Energy rating D.

#### Location Note

The house is within easy access of local shops, amenities, two state schools including Danbury Park Primary School (rated Outstanding by Ofsted) and two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow). 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 cathedral 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 (journey time from 32 minutes). To the east is the market town of Maldon with its 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

##### Bedroom One 10'9 x 10'2 plus wardrobes (3.28m x 3.10m plus wardrobes)

A dual aspect room with window to the side and rear, radiator. Fitted furniture comprising two double wardrobes, drawer units and bedside cabinets, door to:

##### En-Suite

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin, wc. Fully tiled walls. Radiator

##### Bedroom Two 11'7 x 7'8>7' (3.53m x 2.34m>2.13m)

Window to rear, radiator. Double built-in wardrobe with sliding mirror doors.

##### Bedroom Three 10'2 x 8' (3.10m x 2.44m)

Window to front and radiator, built-in storage cupboard.

##### Bedroom Four 9' x 6'10 (2.74m x 2.08m)

Window to front and radiator.

##### Family Bathroom

Obscure glazed window to side, chrome ladder radiator. Three piece suite comprising panelled bath shower attachment and glass splash screen, Pedestal wash hand basin, wc. Fully tiled walls.

##### Landing

Window to side, radiator. Access to roof space. Stairs to ground floor. Agents Note: We are of the opinion the property lends itself to being extended, particularly over the garage (subject to planning consent). This landing lends itself as an easy access point.

#### GROUND FLOOR

##### Entrance Hall

Upvc entrance door, radiators Door to dining room and door to:

##### Cloakroom

Obscure glazed window to front, radiator. Two piece suite comprising wash hand basin and wc.

##### Dining Room 12' x 10'1 (3.66m x 3.07m)

Full height window to front, double radiator, door to kitchen, archway to lounge and door to utility room.

##### Kitchen 11'3 x 9' plus small recess (3.43m x 2.74m plus small recess)

Window to front and part glazed door to exterior. Fully fitted kitchen commencing with a one and half bowl sink unit set into laminate work surfaces with matching breakfast bar. Range of fitted base and wall units with concealed lighting under with two matching drawer packs. Built-in electric double oven, hob with extractor hood above. Integrated dishwasher. Space for fridge freezer, tiled splash backs. Large built-in larder cupboard.

##### Lounge 22'7 x 11'9 (6.88m x 3.58m)

Full height window to side, patio doors to conservatory, two double radiators. Stone feature fireplace.

##### Conservatory 15'8 x 7'6 (4.78m x 2.29m)

Brick built and upvc construction, fully glazed door at either side to garden.

##### Utility Room 7'6 x 5' (2.29m x 1.52m)

Window and part glazed door to side (exterior). Sink unit set into laminate work surfaces. Fitted storage units. Space for washing machine and tumble dryer. Wall mounted Vaillant combination boiler fuelling hot water and central heating. Airing cupboard with internal radiator.

#### EXTERIOR

##### Front

Brick driveway for 3/4 cars leading to garage. Outside tap. Path leading along side the house to rear garden.

##### Double Garage

Electric roller shutter entrance door, power and light, door to:

##### Southerly Facing Rear Garden

A lovely private garden commencing with a large paved patio leading to lawn garden. Timber store shed. Mature trees and well stocked shrub beds. Water tap.

#### 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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