



Peartree Lane, Danbury, Essex, CM3 4LS

Council Tax Band E (Chelmsford City Council)



Guide £550,000 to £575,000 Freehold

Guide Price £550,000 to £575,000

Situated within a highly sought-after residential location, this extended older style semi-detached family home offers spacious and versatile accommodation, making it **ACCOMMODATION**

ideally suited to modern family living, those working from home, or multi-generational occupation

The ground floor is centred around a welcoming entrance hall, to the front of the property is the bay fronted dining room, the extended living room overlooks and leads to the rear garden, the fitted kitchen features integral appliances and access to the rear garden. A particularly valuable feature is the ground floor bedroom with adjoining en-suite shower, offering flexibility as guest accommodation or independent living space for a relative.

On the first floor are three well-proportioned bedrooms with the principal bedroom featuring a dressing room, a separate family bathroom completes the accommodation. The home features gas central heating and double glazing.

OUTSIDE

The property offers driveway parking to the front with ample space for several cars. The rear garden enjoys a south westerly aspect and extends to approximately 55ft in depth and features a patio area to the immediate rear of the house which leads onto a large lawn with flower and shrub borders.

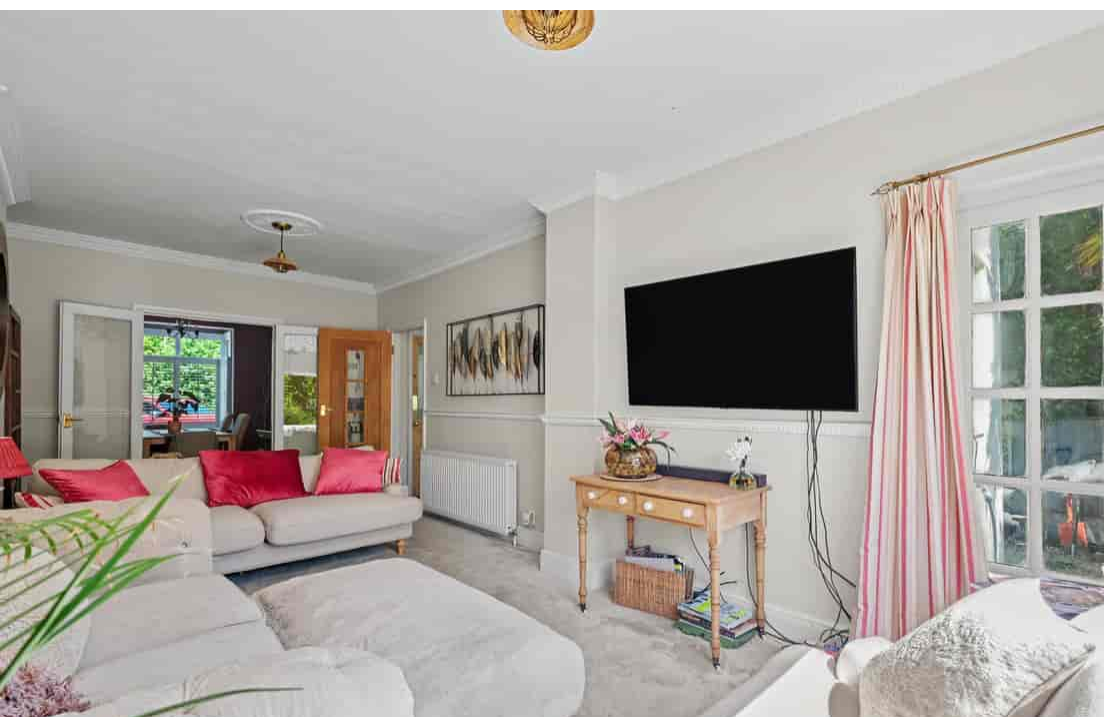
SERVICES

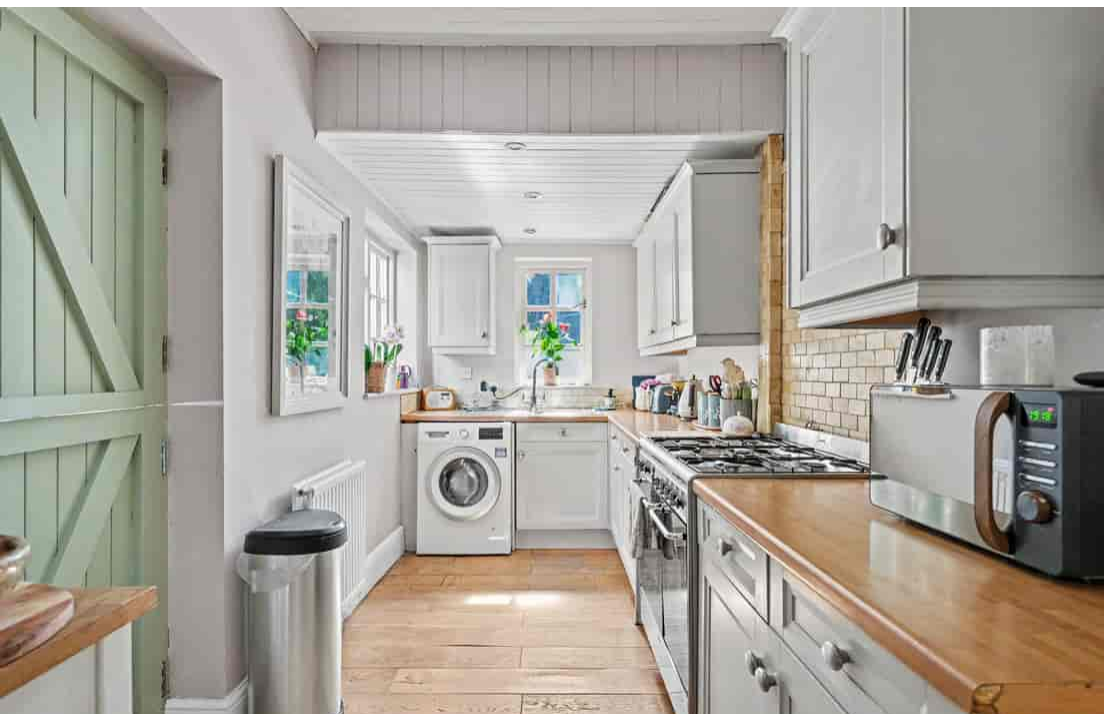
Mains gas, electricity, water and drainage are available

LOCATION

The property is conveniently situated on the periphery of Danbury village within walking distance of local shops, schools and pubs and White Elm Garden Centre. There is soon to be a Tesco express in Bicknacre Danbury just along the road. Danbury offers a range of local facilities which include local Co-op supermarket and Tesco convenience store, public houses and a parish church. Schooling includes Elm Green and Heathcote as well as Danbury Park and St Johns primary schools. For the commuter, Chelmsford and Hatfield Peverel mainline stations lie approximately 5 miles from the village. Chelmsford city centre offers an extensive range of shopping and leisure activities whilst Maldon town centre and South Woodham Ferrers are also within easy reach of the village. The A12 trunk road which links to the M25 and beyond is less than 2.5 miles from the property.

- Older style extended four bedroom semi detached house
- Ground floor bedroom with en-suite shower
- Fitted kitchen with integrated appliances
- Gas central heating & double glazing
- 55ft south west facing rear garden
- Principal bedroom with dressing room
- Two spacious reception rooms
- Family bathroom
- Driveway parking for several cars
- Highly desirable no through road position



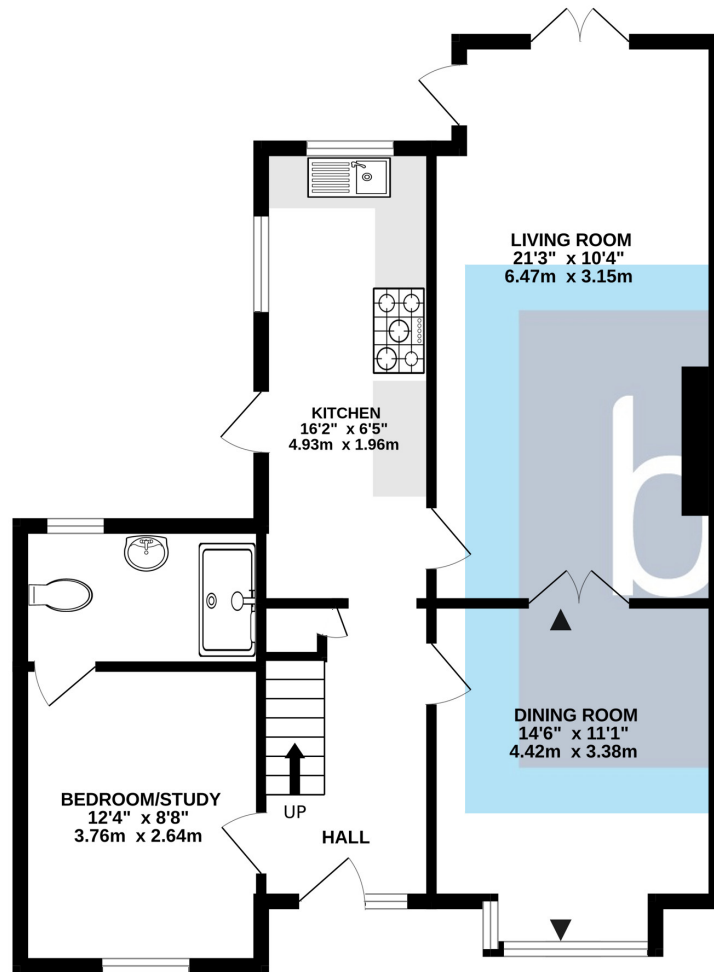




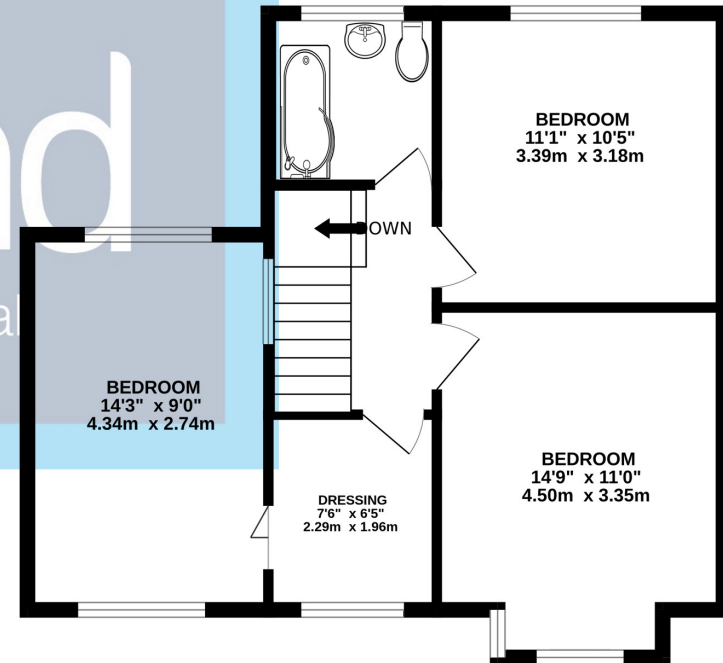




GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

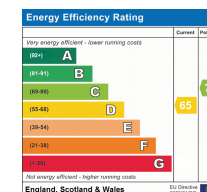


TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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