



The Common, Danbury, CM3 4EE

Council Tax Band F (Chelmsford City Council)

 2  4  2

Offers in Excess of £700,000 Freehold

Situated in a highly desirable central Danbury setting, this attractive four bedroom detached residence offers generous and versatile accommodation arranged over two floors, combining character features with excellent family living space.

ACCOMMODATION

The ground floor is thoughtfully laid out, beginning with an inviting entrance hall leading to a spacious living room with feature fireplace, creating a warm and welcoming reception space. A separate sitting room provides additional flexibility, ideal as a snug or formal lounge. To the rear, the impressive family/dining room spans the width of the property and enjoys views over the garden, offering an excellent space for entertaining and everyday family life. The kitchen is well-appointed with a range of fitted units and ample work surfaces, complemented by a utility room and ground floor shower room. A ground floor bedroom provides ideal guest accommodation or a work-from-home solution. To the first floor, the principal bedroom is a generous double room, accompanied by two further well-proportioned bedrooms and a family shower room. The layout provides flexibility for growing families, guest space or additional home working.

Externally, the property is approached via a driveway providing off-road parking. The beautifully maintained rear garden is a particular feature and enjoys a west facing aspect. It is predominantly laid to lawn with mature borders, patio seating areas providing an ideal environment for outdoor entertaining.

LOCATION

Central Danbury is one of Essex's most sought-after village locations, offering a blend of countryside surroundings and everyday convenience. The Common is ideally positioned within walking distance of the village centre and local shops, cafés, a Co-op supermarket, pharmacy and village amenities, while nearby Maldon Road provides additional services.

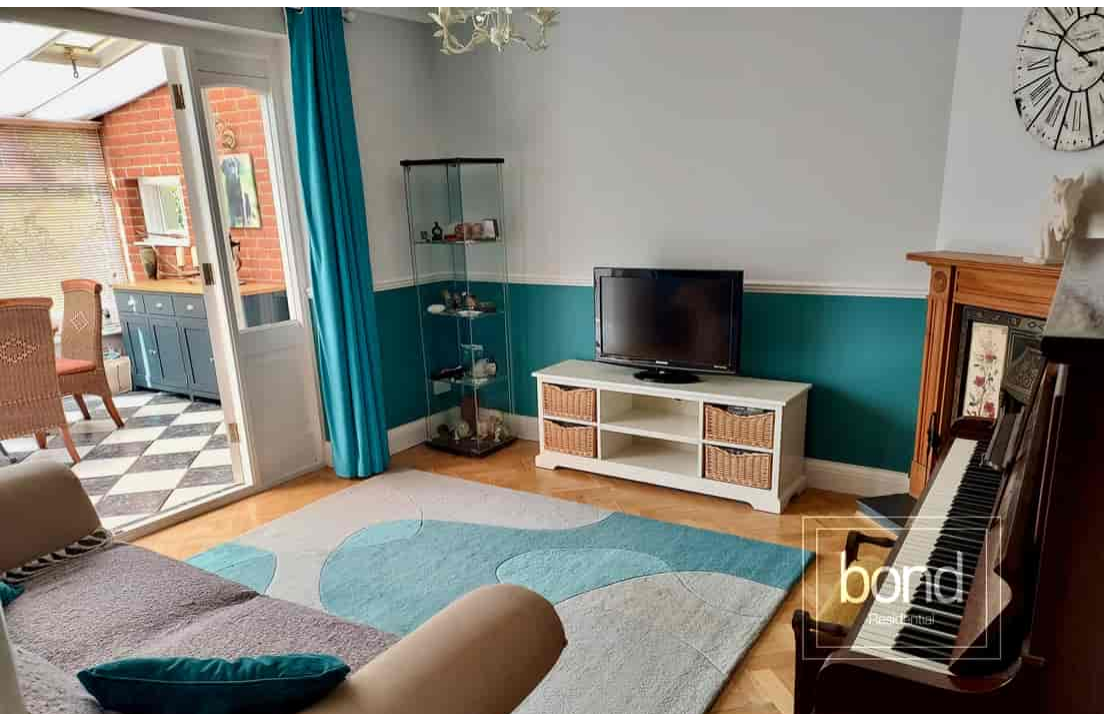
Danbury is renowned for its beautiful green spaces including Danbury Common, Danbury Lakes & Country Park, Lingwood Common and Heather Hills, offering scenic woodland walks, bridleways and nature trails. The area is also well placed for outdoor leisure with nearby golf courses and sailing facilities at the Blackwater Estuary.

Chelmsford city centre is approximately 6 miles away, providing a comprehensive range of shopping, dining and leisure facilities. For commuters there are options of Sandon Park & Ride and mainline rail services at Hatfield Peverel, Beaulieu Park and Chelmsford. The A12 and A130 are easily accessible, providing excellent road links across Essex and into London. The area is well regarded for schooling, including Danbury Park Community Primary School and St Johns C of E primary. Independent schooling includes Elm Green Preparatory School and Heathcote Primary both within easy reach. Independent schooling is also available in Chelmsford, including New Hall School.

AGENTS NOTE

We are advised by the present owners that in 2003 the front eastern corner of property showed evidence of subsidence. An insurance claim was submitted and following further investigations it was deemed necessary to complete remedial works which included underpinning this part of the property in 2009. A 12-year structural guarantee was provided and no further issues have occurred since those works were completed.

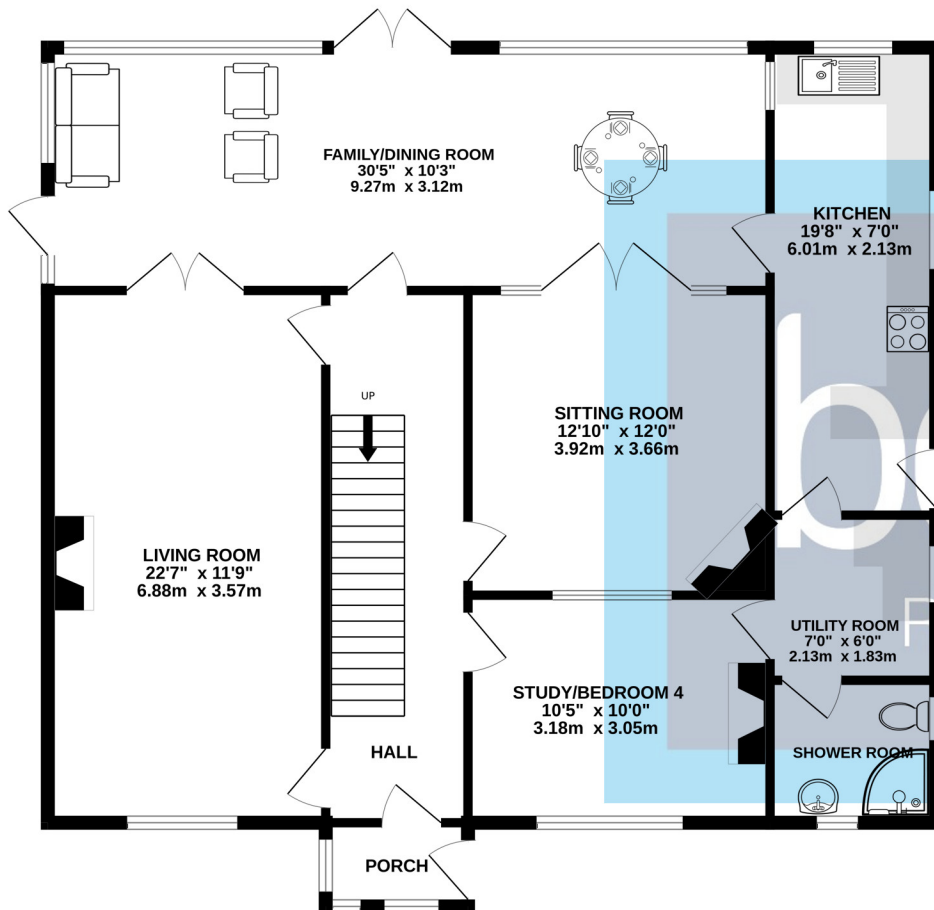
- Detached character property
- Four bedrooms (one on ground floor)
- Fitted kitchen with integrated appliances and separate utility room
- Gas central heating & double glazing
- Established 50ft west facing rear garden
- Generous and versatile living accommodation
- Three spacious reception rooms
- Ground & first floor shower rooms
- Off road parking for 2/3 cars
- Sought-after central Danbury location



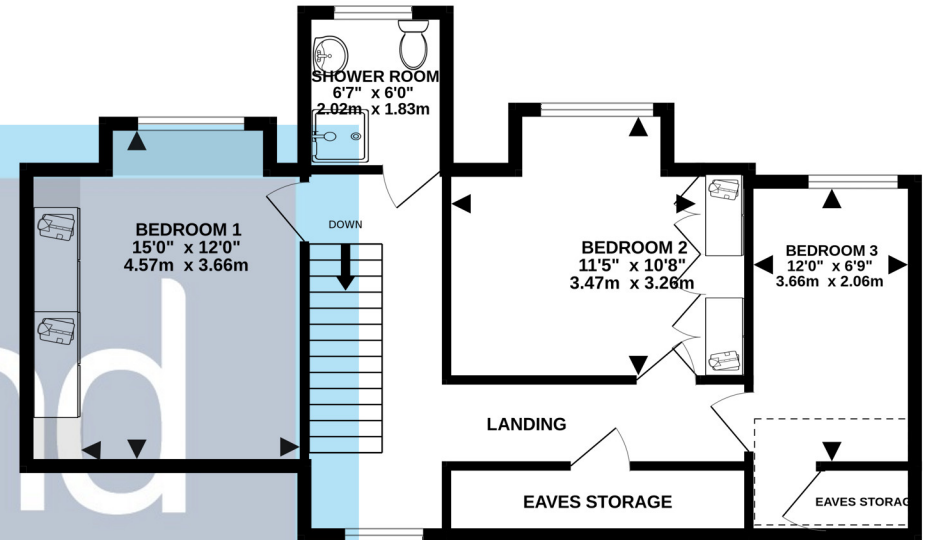




GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



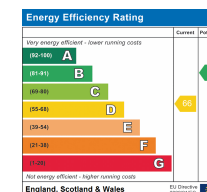
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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