

Highfield Close

Danbury, CM3

£559,000





A very large and DECEPTIVELY SPACIOUS detached family home with FOUR DOUBLE BEDROOMS, boasting an entrance hall & cloakroom, 23' LOUNGE with OPEN FIREPLACE, dining room, STUDY AREA, 18' kitchen, FAMILY ROOM, family bathroom & EN SUITE, plus GARAGE & utility, driveway, and rear garden with HOT TUB.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford are delighted to offer for sale this very deceptively spacious detached property, ideally located close to local farmland and woodland (WITH BEAUTIFUL VIEWS OVER COUNTRYSIDE), within catchment for Danbury Park School, and easy access to Chelmsford's City Centre. Internally the property offers VERY SPACIOUS ACCOMMODATION throughout; with entrance hall & cloakroom, 23'2" LOUNGE with BRICK OPEN FIREPLACE, dining room, STUDY AREA & FAMILY ROOM, 18'7" kitchen, FOUR DOUBLE BEDROOMS, with EN SUITE to master and family bathroom. Externally the property boasts ample driveway parking, GARAGE with utility area, and enclosed rear garden with hot tub.

The agent strongly advised internal viewing to truly appreciate the real size of this well-presented family home.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side, stairs to first floor, under stairs storage, radiator, wood effect floor, doors to lounge, kitchen, dining room and cloakroom.

CLOAK ROOM:

Double glazed obscure window to side, low-level WC, vanity wash hand basin.

LOUNGE: (23'2" x 14'6")

Full height picture double glazed window to front, double glazed window to side, brick open fire place, two radiators.

KITCHEN: (18'7" x 12')

Double glazed window to rear, modern fitted kitchen with a comprehensive range of wall and base units, rolled edge work surfaces with sink inset, built in Neff double oven, space for fridge freezer, dishwasher, doors to garage and garden.

DININGROOM: (13'8" x 10'8")

Double glazed window to side, radiator. *this room is used by the vendor to accommodate her business from home, and would make an ideal room for those also looking to work from home

STUDY/SECOND ENTRANCE: (10'8" x 6'6")

The second entrance is currently used for the owners business, UPVC entrance door to side, door to; *this room is used by the vendor to accommodate her business from home, and would make an ideal room for those also

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looking to work from home

FAMILYROOM: (10'8" x 9'4")

Double glazed patio doors to rear, radiator. *this room is used by the vendor to accommodate her business from home, and would make an ideal room for those also looking to work from home.

FIRST FLOOR:-

LANDING:

Double glazed window to side, loft access, airing cupboard housing hot water tank.

BEDROOM ONE: (17'3" x 11'6")

Double glazed window to front offering extensive countryside views, three double built in wardrobes, radiator.

EN SUITE:

Double glazed obscure window to side, fully tiled double shower cubicle, vanity wash hand basin, low-level WC, towel radiator.

BEDROOMTWO:(16'4" x 10'8")

Two double glazed windows to rear, radiator.

BEDROOMTHREE: (13'1" x 12')

Two double glazed windows to rear, radiator.

BEDROOMFOUR: (13'7" x 10'7")

Double glazed window to side, radiator

FAMILYBATHROOM:

Obscure double glazed window to side, panel bath, low-level WC, pedestal wash hand basin, two radiators.

EXTERIOR:

REAR GARDEN:

Very low maintenance rear garden with patio area, raised decking area, and feature hot tub.

FRONT GARDEN:

low maintenance front garden with off street parking for 5 cars, garage with up and over door and power and lighting connected, door to;

UTILITYROOM:

Double radiator, sink inset, space for washing machine.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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