

# Riffhams Lane

Danbury, Chelmsford, CM3

£825,000



A unique detached bungalow with a 0.4 ACRE PLOT, set in a tranquil elevated rural setting surrounded by local woodland and boasting EXTENSIVE UN-OVERLOOKED GARDENS, an impressive 27' lounge, dining room, MODERN 17' KITCHEN, four bedrooms, TWO EN SUITES, plus a 26' under-croft garage & SWIMMING POOL.




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**not to scale**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford are delighted to offer for sale this unique detached bungalow, offering EXCELLENT POTENTIAL TO REDEVELOP into a larger executive residence and set in this very much sought-after and tranquil elevated rural setting, surrounded by local woodland and countryside, yet still only minutes from the A12 and Chelmsford City Centre & Mainline Train Station!

This spacious and unique bungalow boasts a 0.4 ACRE PLOT with EXTENSIVE UN-OVERLOOKED GARDENS, an impressive 27' lounge with log burner, dining room, MODERN 17' KITCHEN with granite work surfaces and built-in appliances, FOUR BEDROOMS - with dressing room, study & EN SUITE to the master room, plus en suite to bedroom two, and family bathroom.

Externally the property really does come into its own; with a large front garden and driveway that overlooks woodland, an undercroft DOUBLE-LENGTH GARAGE with storage basement, and the 105' UN-OVERLOOKED REAR GARDEN, with heated outdoor SWIMMING POOL, and EXCELLENT POTENTIAL TO EXTEND or REDEVELOP altogether (STPP).

The agent strongly advises viewings to truly appreciate the beauty of the immediate area, and the plot itself - Call Hamilton Piers' Chelmsford office today to view.

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

**ENTRANCE HALL:**

Entrance door to front aspect, radiator, doors to all bedrooms, bathroom, lounge, dining room and kitchen.

**LOUNGE: (27' 1" x 19' 4")**

A very impressive sized lounge with two double glazed windows to front (with views over the front garden and the woodland beyond), full-width double glazed sliding patio doors to rear overlooking the garden, feature fireplace with Oak surround and log burner inset, feature beams to wall and ceiling, three radiators.

**DINING ROOM: (12' 4" x 11' 7")**

Double glazed sliding patio doors to rear with views over the rear garden, radiator.

**KITCHEN: (17' 9" x 9' 5")**

Double glazed window to rear with views over the rear garden, a contemporary fitted kitchen with a comprehensive range of matching wall and base units in cream, black granite work surfaces with sink unit inset,

built-in double oven and hob (with stainless steel extractor hood over), integrated dishwasher, washer dryer, fridge freezer and microwave, solid oak flooring, radiator.

**STUDY/ DRESSING ROOM:** (11' 2" x 7' 2")

Radiator, opens to bedroom one and further dressing area

**BEDROOM ONE:** (13' 11" x 10' 1")

Double glazed window to rear with views over the rear garden, fitted bedroom furniture (including wardrobes, drawers and dressing table), radiator, archway to dressing area.

**DRESSING AREA:**

Built-in wardrobe, door to en suite.

**EN SUITE (1):**

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

**BEDROOM TWO:** (12' 8" x 11' 10")

Two double glazed windows to side, range of built-in bedroom furniture (including wardrobes, drawers and dressing table), radiator, concealed entrance via wardrobe door to en suite.

**EN SUITE (2):**

Obscure double glazed window to front, fully-tiled shower cubicle, vanity wash hand basin, low-level WC, bidet, tiled walls, radiator.

**BEDROOM THREE:** (10' 1" x 8' 11" max)

Double glazed window to front, radiator.

**BEDROOM FOUR:** (10' 1" x 8' 1")

Double glazed window to front, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to front, panelled bath, pedestal wash hand basin, low-level WC, bidet, chrome towel radiator, tiled walls.

**EXTERIOR:**

The property is located in an idyllic rural/semi-rural location, surrounded by local woodland and countryside. The plot measures approximately 0.4 acres (subject to land survey), with the property itself sitting in an elevated position in the middle of the plot.

**FRONT GARDEN:**

The extensive front garden measures approximately 82' x 66' and offers a large and immaculately presented lawned area, with flower and shrub borders, and looks over mature woodland opposite. Adjacent to the lawned garden is the large driveway, providing off-road parking for a multitude of vehicles, and in turn leads to the under-croft garage and storage area.

**DOUBLE-LENGTH GARAGE: (26' 6" x 13')**

Accessed via up and over door, with power and lighting connected, storage cupboards (one housing the gas central heating boiler), and door to an extensive basement-style storage area which runs the breadth of the property.

**REAR GARDEN:**

The rear garden measures approximately 105' x 85' and offers a very large lawned area, boasting an array of shrub, plant & mature tree borders. To the immediate rear of the bungalow is the large block-paved patio area and the outdoor swimming pool. The swimming pool is heated and comes complete with a retractable domed cover, with pumps and filter housed in the summer house adjacent. The garden is un-overlooked to all boundaries, and also offers two sheds and open side access to the front.

**AGENTS NOTES**

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

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