

Paul Mason Associates



Lingwood Close, Danbury, Essex, CM3 4QE

- Three bedrooms
- Bathroom
- Cloakroom
- Lounge
- Kitchen/breakfast room
- 130' rear garden
- Parking for numerous cars to the front
- Close to the village centre
- No onward chain
- EPC - TBC

*** Guide Price £425,000 to £450,000 ***

A three bedroom semi detached property located close to the village green and duck pond within this sought after Essex village. The property features a wonderful 130' rear garden with various outbuildings and a driveway to the front providing ample off street parking. The accommodation comprises three bedrooms, lounge, kitchen/breakfast room, wet room and cloakroom. Located at the end of a small cul-de-sac, the residence is ideally positioned for the local schools and amenities but yet only a short drive from the A12, as well as the City of Chelmsford. Keys are available for viewings as the property is being sold with NO ONWARD CHAIN.

Ground Floor
Approx. 375.4 sq. feet



First Floor
Approx. 375.4 sq. feet



Total area: approx. 750.9 sq. feet

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

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

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Plan produced using PlanUp.

Distances

Danbury Park School - 0.9 miles
St Johns School - 0.1 mile
Heathcote - 0.1 mile
Village centre - 140 yards
A12 - 2.5 miles
Chelmsford City Centre - 6 miles
London Stansted Airport - 23 miles

All distances are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and side screen. Stairs to first floor and understairs storage cupboard.

Kitchen/Breakfast Room

5.20m x 3.04m (17'0" x 9'11")
Window to front and rear. Door to garden. Range of fitted units to eye and base level finished with laminate roll top worksurfaces and tiled splashbacks. Stainless steel sink unit with drainer and mixer taps. Space for cooker, washing machine, fridge and freezer.

Lounge

4.17m x 3.69m (13'8" x 12'1")
Window to front and rear. Open fireplace. Coved ceiling.

Wet Room

Obscure window to rear. Tiled flooring and walls. Shower area, wash hand basin and low level WC. Heated towel rail.

FIRST FLOOR

Landing

Stairs to ground floor.

Bedroom One

4.19m x 3.66m (13'8" x 12'0")
Window to front and rear.
Storage cupboard.

Bedroom Two

4.02m x 2.74m (13'2" x 8'11")
Window to front. Storage cupboard. Access to loft.

Bedroom Three

3.11m x 2.33m (10'2" x 7'7")
Window to rear. Built-in cupboard.

Cloakroom

Double glazed window to rear. White suite comprising wash hand basin with tiled splash back and low level WC.

EXTERIOR

Front garden

Driveway providing parking for numerous cars. Access to rear. Hedgerow to front.

Rear Garden - Approx. 130'

Access to front via side gate. Raised decking paved patio and further seating area with access to the summer house. Timber storage shed and greenhouse to remain. Remained laid to lawn with flower and shrub borders

Services

Mains drainage and water.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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