



8 Cherry Garden Lane, Danbury, Essex CM3 4QP
£595,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offered for sale with no onward chain, this versatile detached chalet-style bungalow enjoys a highly convenient location within easy walking distance of the village centre and its range of shops, amenities and services.



The property offers flexible and adaptable accommodation, making it ideal for a variety of buyers. Depending on individual requirements, the layout can provide either four bedrooms or a combination of three reception rooms and three bedrooms. The ground floor accommodation includes a spacious lounge/dining room, kitchen, utility room, cloakroom and a separate office, providing excellent space for both family living and home working.

Externally, the property benefits from an approx. 65' southerly-facing rear garden, offering a pleasant and private outdoor space to enjoy throughout the day. To the front, a driveway provides off-road parking for up to four vehicles.

The property does offer scope for improvement, presenting an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements.

Combining a sought-after village location, flexible accommodation, ample parking and further potential, this is a property that warrants an early viewing.

Agents Note

The property has gas central heating with a combination boiler. All Windows are double glazed. For room measurements please see the floor plan.

Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

1295 ft²
120.5 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

