

Pedlars Close, Danbury, Essex CM3 4JE

£275,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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A beautifully presented and much improved two bedroom ground floor maisonette, conveniently situated within easy reach of Danbury village centre and its excellent range of local amenities.
The property has been thoughtfully modernised by the current owners, with improvements including a replacement kitchen, updated flooring and various decorative enhancements, creating a stylish and comfortable home ready to move into. The accommodation comprises a spacious lounge, modern fitted kitchen, two well proportioned bedrooms and a bathroom, complemented by double glazing and gas central heating.
One of the property's particularly appealing features is the generous outside space, benefiting from a large private front garden together with a superb private rear garden measuring approximately 67' x 38'. The rear garden provides an excellent space for outdoor entertaining, gardening and family enjoyment, with the additional benefit of useful outbuildings and timber sheds.







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Leasehold Information

The property is leasehold with approximately 98 years remaining on the lease, as advised by the current owner. The annual ground rent is £10, with an annual service charge of approximately £520, which includes buildings insurance and ground maintenance. All leasehold information is subject to verification by the purchaser's solicitor.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

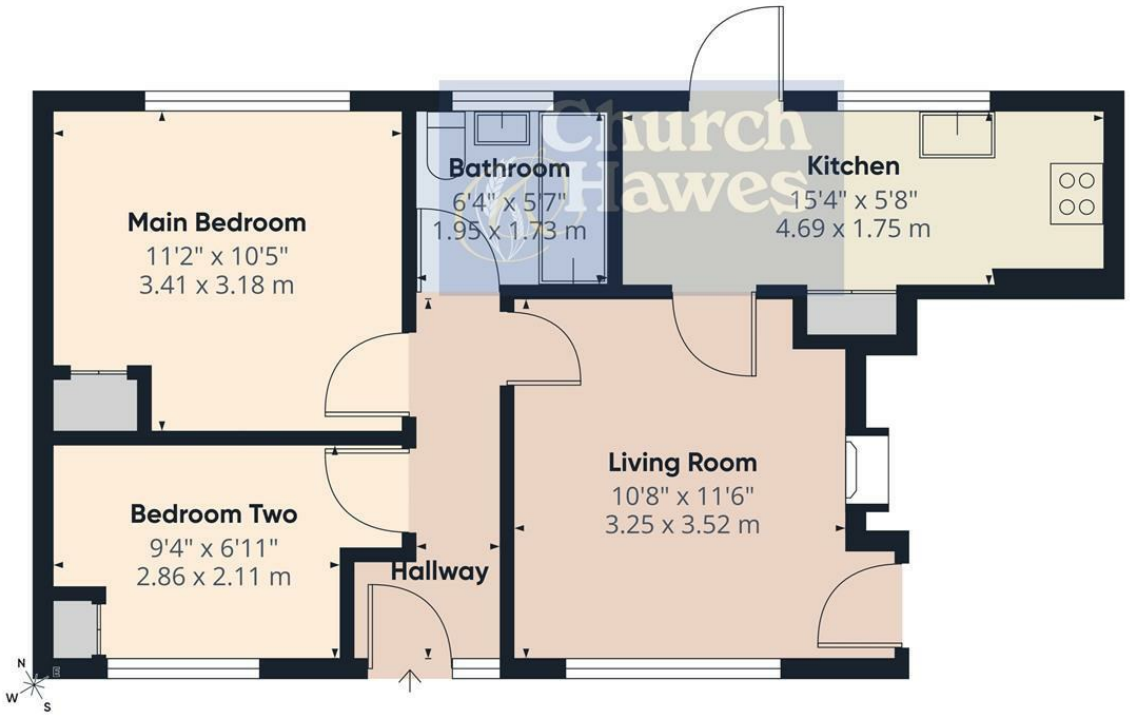

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Winnie the Pooh
Church
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Approximate total area(1)

543 ft²

50.5 m²

(1) Excluding balconies and terraces

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

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