



Post Office Road, Woodham Mortimer, CM9 6SX

Council Tax Band F (Maldon District Council)

 3  4  2

Guide Price £700,000 - £725,000 Freehold

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## ACCOMMODATION

This beautifully presented and extended family home offers ample space and accommodation for a growing family.

Situated on a generous plot of approximately one fifth of an acre, this property provides a wonderful living environment. Upon entering the property, you are greeted by a welcoming entrance hall which provides access to the ground floor accommodation and includes a cloakroom, spacious dual aspect living room with woodburner and double doors opening into a further reception room which the current owners currently utilise as a playroom. At the heart of this home is a spacious and modern kitchen and dining space featuring modern handleless units with quartz worktops providing a perfect space for entertaining family and friends. A convenient utility room completes the ground floor layout.

On the first floor there are four bedrooms in total and three of these are double bedrooms. The principal bedroom boasts an en-suite bathroom, There is an additional family bathroom showcasing a stunning modern four-piece white suite.

Externally the property is set back from the road and features a gravel drive providing parking for at least three cars and access to a tandem garage.

The overall plot is around one fifth of an acre and the west facing rear garden is a true highlight and extends to approximately 100ft in depth and features a large patio area, expansive lawns with mature trees and shrubs to provide a high degree of privacy.

This property is perfect for those looking for a comfortable and stylish family home in a quiet yet convenient village location and has oil fired central heating, double glazing and private drainage.

The sellers have also obtained planning consent for an extension to the front of the property to create a porch and extend the existing study. (Full details and plans available on request)

Don't miss out on the opportunity to make this your new home.

Contact us today to arrange a viewing and experience everything this stunning property has to offer.

## LOCATION

Woodham Mortimer is a small village between Danbury and Maldon and is mentioned in the Domesday Book. The name is derived from the Old English meaning "Village in the Wood" and at the time of the Norman Conquest the parish was known as Little Woodham. The village has a local pub (The Hurdlemakers Arms), the parish church of St Margaret's (c.1080), a golf driving range, a village hall and a cricket club. Woodham Mortimer is only 7 miles due east of the city of Chelmsford and its excellent choice of facilities, including two outstanding grammar schools, a bustling shopping centre, a station on the main line into London Liverpool Street and access onto the A12. Closer to home, the picturesque village of Danbury also has a choice of shops, amenities and two preparatory schools (Heathcote and Elm Green) and the nearby town of Maldon has a good range of shops and other amenities.

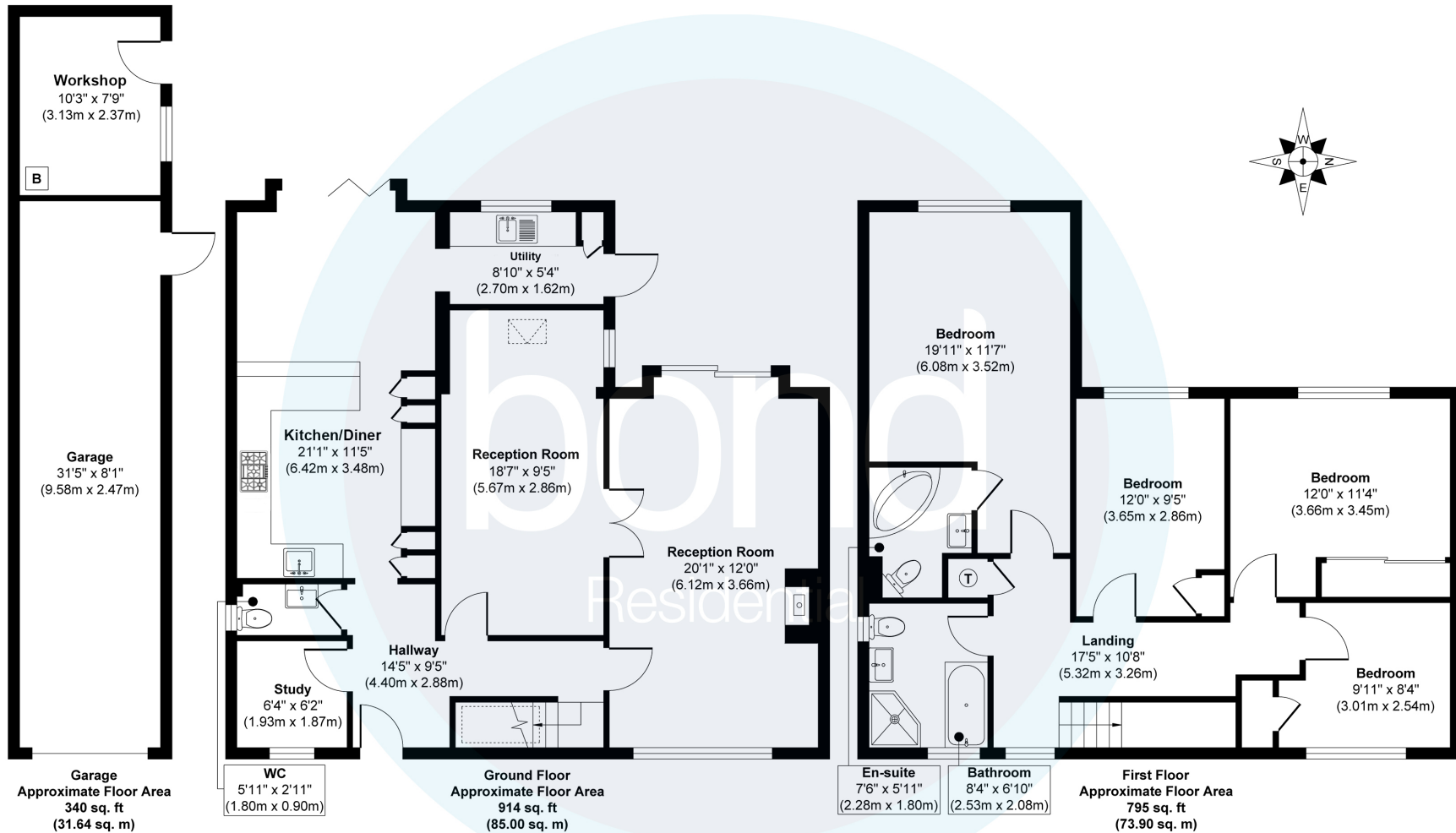
- Well Presented and Extended Detached Home
- Stunning Handleless Kitchen/Diner
- Principal bedroom with en-suite bathroom
- Tandem Length Garage
- Overall plot of 0.21 of an acre with a west facing rear aspect
- Three Reception Rooms
- Four Bedrooms
- Modern Re-Fitted Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Off road parking for several cars











**Approx. Gross Internal Floor Area 2049 sq. ft / 190.54 sq. m**

**Main House = 1710 Sq.ft / 158.9 Sq.m**

**Garage and Workshop = 340 sq.ft / 31.64 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

10, Maldon Road,  
Danbury, Essex, CM3 4QQ  
Telephone: 01245 222856  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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