



# Chelmsford Road, Woodham Mortimer, CM9 6TH

Council Tax Band F (Maldon Council)



Guide Price £650,000-£675,000



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A well presented spacious two-bedroom DETACHED BUNGALOW occupying a generous plot of approximately 1/3 ACRE, boasting a secluded approximately 200 ft REAR GARDEN perfect for those who enjoy outdoor living and gardening.

Upon entering, you are greeted by a spacious reception hall that sets the tone for the rest of the home. Off the reception hall is the spacious lounge with multifuel burner set in feature fireplace for cosy winter nights. The fitted kitchen dining room is a true highlight, complete with a central island adorned with granite worktops, butler style sink unit, integrated appliances including NEFF hob, oven, microwave and useful warming drawer and dishwasher making it a delightful space for culinary adventures and family gatherings. The main bedroom benefits from built in wardrobes as well as an ensuite bathroom providing both a shower and bath options, whilst the second bedroom has the convenience of the main bath/shower room. The delightful garden room, equipped with underfloor heating, offers a versatile space that can be enjoyed year-round. Whether it's a morning coffee or an evening read, this room provides the perfect setting with views across the lush garden.

To the front of the property, the extended garage and driveway parking ensure ample space for vehicles. The rear garden is a true oasis, extending some 200 ft in depth, featuring a patio area for alfresco dining, a lawn expanse with a whole host of flowers, shrubs and trees. To the rear the garden is a haven for nature and wildlife with a wild garden and trees providing a natural backdrop and screening. There are two large timber sheds (we are advised will remain). A tranquil place to sit and relax, relaxation and soak up the surrounding ambience.

The property benefits from oil fired central heating, garden room with underfloor heating, and private sewerage.

This property provides a blend of indoor comfort and outdoor beauty, it offers a unique opportunity to enjoy the best of both worlds, make this delightful bungalow your own.

## LOCATION

### WOODHAM MORTIMER

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 (recently named by The Times as the best place to live in the countryside) has a good range of shops and other amenities. Created a Royal Borough in 1171 it is famous for, among other things, its sea salt, its port on the River Blackwater for Thames Barges and its eponymous battle in 991.

- Detached Bungalow
- Ensuite To Main Bedroom
- Rear Garden Approx. 200ft in Depth
- Kitchen / Dining Room with Central Island
- Garden Room with Underfloor Heating
- Approx. 1/3 Acre plot
- Spacious Reception Hall
- Driveway and Extended Garage
- Complete Onward Chain







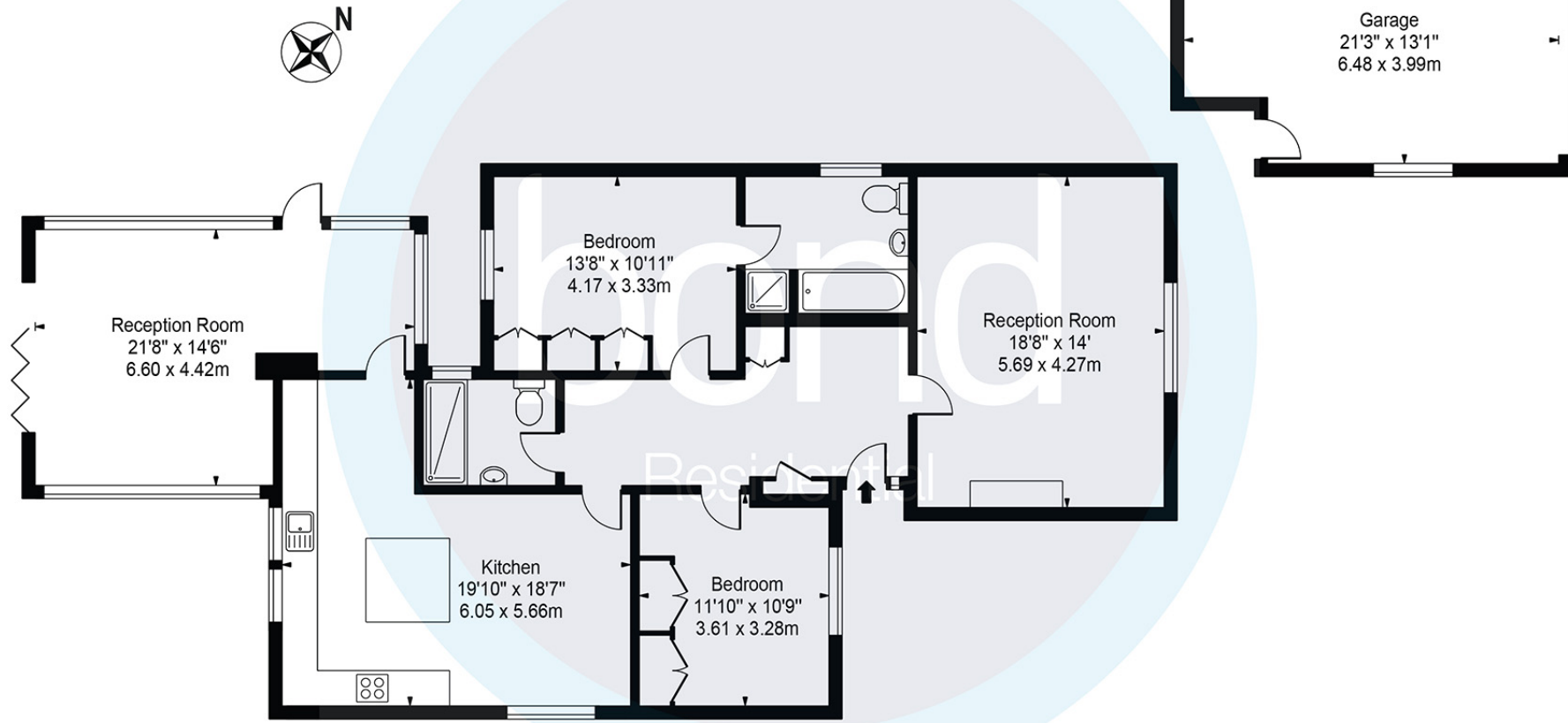


# Oaklea Chelmsford Road, CM9 6TH

Approx. Gross Internal Area 1406 Sq Ft - 130.62 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 258 Sq Ft - 23.97 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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