Conduit Lane, Woodham Mortimer, CM9 6SZ

Energy Efficiency Rating F

2 3 1

£695,000

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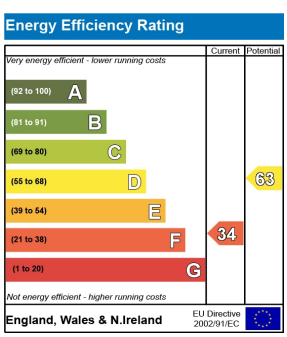

ACCOMMODATION

Located in this highly sought after village and set in a non estate position this established detached bungalow offers plenty of scope for improvement and extension subject to relevant consents. The accommodation comprises entrance hall, spacious living room, separate dining room, kitchen and spacious four piece family bathroom. The property benefits from calor gas heating and the outside space features a shingle drive and turning area providing parking for several cars to the front whilst the rear garden extends to around 95ft in depth.

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 (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.

- **Established & Individual Detached Bungalow**
- **Scope for Improvement and Extension (subject to relevant consents)**
- **Sought after non estate location**
- **Entrance Hall**
- **Spacious Living Room and Separate Dining Room**
- **Fitted Kitchen**
- **Three Bedrooms**
- **Large Family Bathroom with 4 piece white suite**
- **Calor Gas Heating**
- **One fifth of an acre plot**
- **Off road parking for several cars, garage and workshop**

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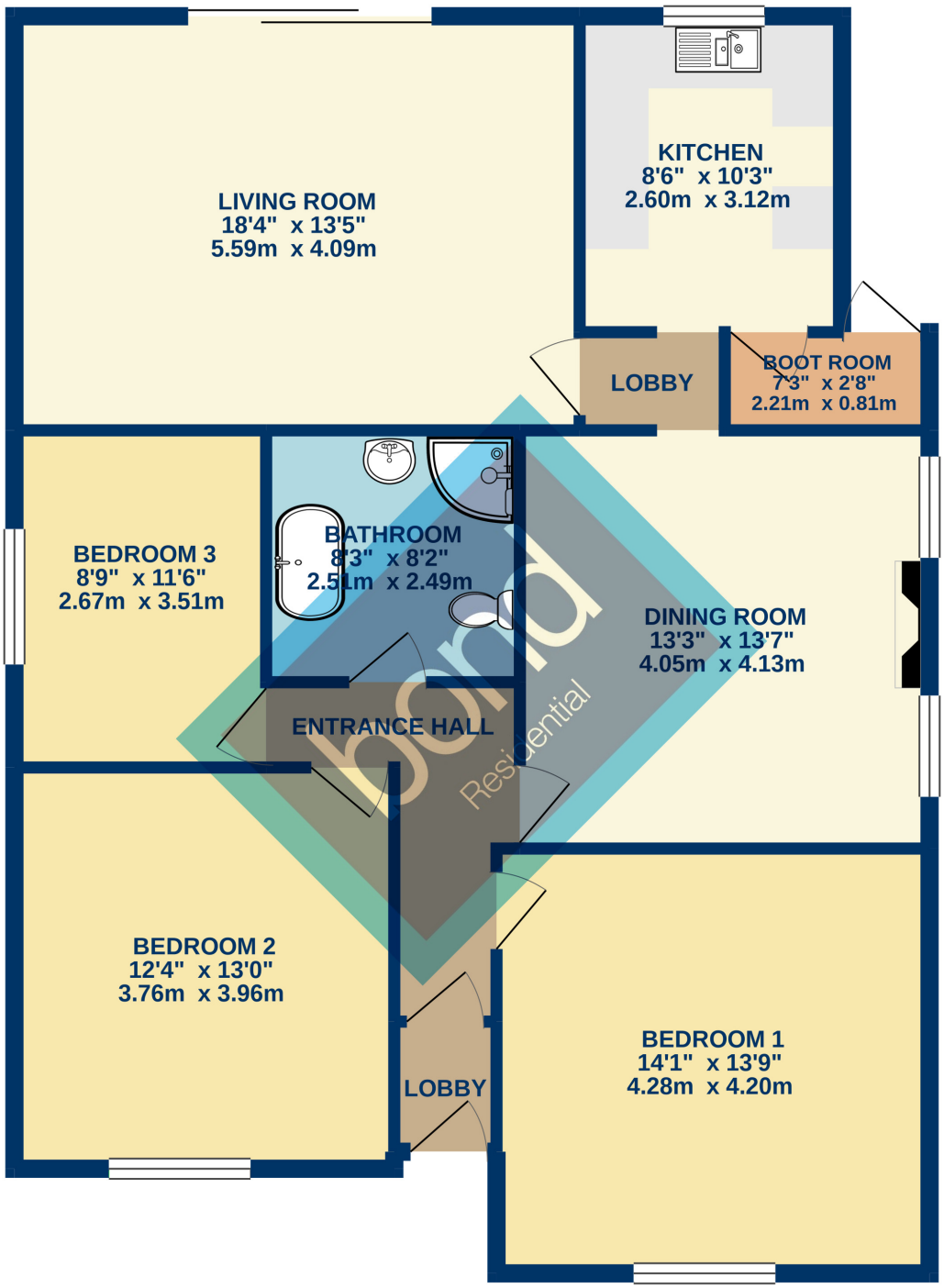
GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.

FLOORPLAN



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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bond Residential
01245 222856
www.bondresidential.co.uk
10 Maldon Road, Danbury, CM3 4QQ

The Property Ombudsman

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