



Conduit Lane, Woodham Mortimer, Essex, CM9 6TA

Council Tax Band F (Maldon District Council)



£625,000 Freehold



A well presented light and airy four bedroom detached house, offered with no onward chain, with views across fields to the front, in the village of Woodham Mortimer.

## ACCOMODATION

The property has spacious entrance hall with ground floor cloakroom, access to the converted garage which is now an office with built in furniture and wooden flooring. There is still storage to the front of the garage. The spacious kitchen is fully fitted with integrated appliances, generous worktop space and is open to the dining area which enjoys bi-folding doors opening to the rear garden. The dining area has glazed double doors opening to the spacious lounge which also enjoys bi-fold doors providing access to the garden. The whole of the ground floor enjoys under floor heating.

Upstairs is an impressive landing with vaulted ceilings. There are four bedrooms, three enjoy built in recessed wardrobes, two have the convenience of en-suites, and the two front bedrooms enjoy views across fields to the front. There is also a family bathroom which includes a shower as well as a bath.

Outside the property to the front is a paved driveway providing off road parking, as well as the LPG tank which is flush to the driveway. Access via double doors to the storage area at the front of the garage. To the rear is a pleasant private neat rear garden with shrub bed borders, large decking area to enjoy entertaining or relaxing, synthetic easy maintenance lawn, and to the rear of the garden a substantial summer house which benefits from power and lighting and also fibre broadband.

The property benefits from UPVC double glazed sash windows, aluminium bi-fold doors, LPG gas fired heating and hot water with underfloor heating on the ground floor, private sewerage plant,

## 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.

- Spacious detached Four Bedroom House
- Two En suites plus family bathroom
- Large kitchen with built in appliances
- Study / Office
- Underfloor heating to the ground floor
- Generous Lounge with Bi Fold doors to rear
- Three Bedrooms with built in wardrobes
- Open plan dining area with Bi folds to rear
- Neat unoverlooked rear garden with summer house
- No Onward Chain













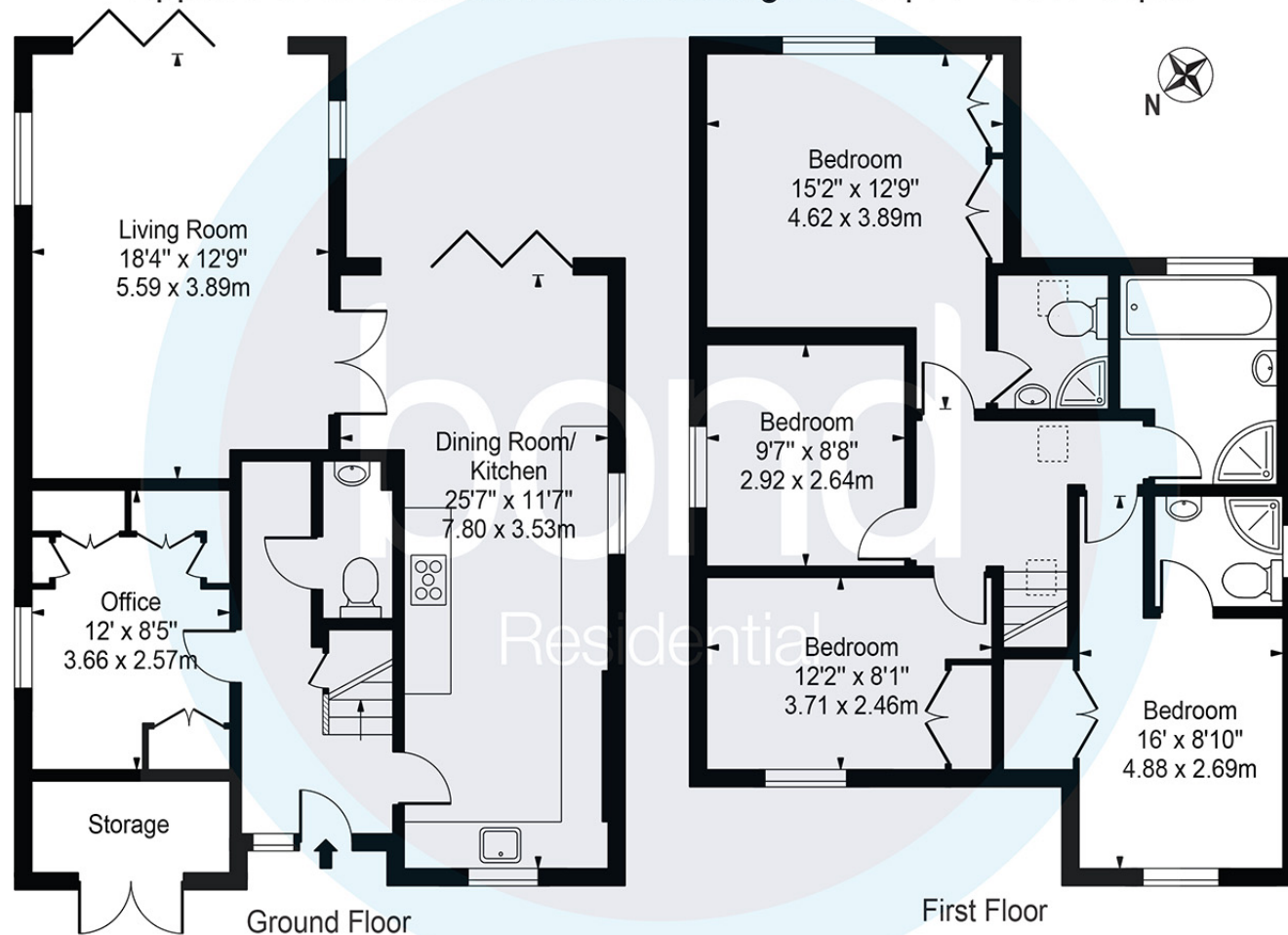






Approx. Gross Internal Area 1385 Sq Ft - 128.67 Sq M  
(Excluding Storage)

Approx. Gross Internal Area Of Storage 32 Sq Ft - 2.97 Sq M



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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