

Old London Road, Woodham Walter, Maldon, Essex OFFERS OVER £460,000



- Semi-detached property in rural location
- Offering huge potential (subject to planning)
- Field views to front and rear
- Living room, conservatory, kitchen/dining room
- Three bedrooms, bathroom and shower room
- 40ft frontage, ample parking and garage
- 100ft rear garden. EPC rating TBC



LIMITED VIEWING SLOTS AVAILABLE FOR PROCEEDABLE BUYERS - PLEASE CONTACT US FOR FURTHER DETAILS

Introduction

A fantastic opportunity to purchase this established semi-detached property, situated in this highly sought after rural location. With field views to front and rear, this property offers huge further potential (subject to the relevant planning) Inside, to the ground floor the property has an entrance hallway with shower room, sitting room, large conservatory overlooking the garden, and a kitchen/dining room. Upstairs there are three bedrooms and family bathroom. Outside, the property offers an impressive 40ft frontage with ample off road parking and garage. The rear garden measures approximately 100ft and backs onto fields.

Local area

As previously mentioned, the property can be found between the popular village of Woodham Walter and the Market Town of Maldon. The location is also very convenient for access to Danbury and the City of Chelmsford.





Ground Floor

Hallway

Double glazed window to front, stairs to first floor, doors to living room, kitchen and shower room, radiator.

Living Room

13' 9" x 17' 3" (4.19m x 5.26m) Double glazed window to front, radiator, brick fireplace, doors to conservatory.

Conservatory

10' 6" x 17' 0" (3.20m x 5.18m) Windows to side and rear overlooking garden, doors leading into garden, radiator, door to kitchen.

Kitchen/Dining Room

14' 4" x 14' 4" (4.37m x 4.37m) Double glazed window to side and rear. Wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Space for domestic appliances, radiator, storage cupboard, door to side porch.

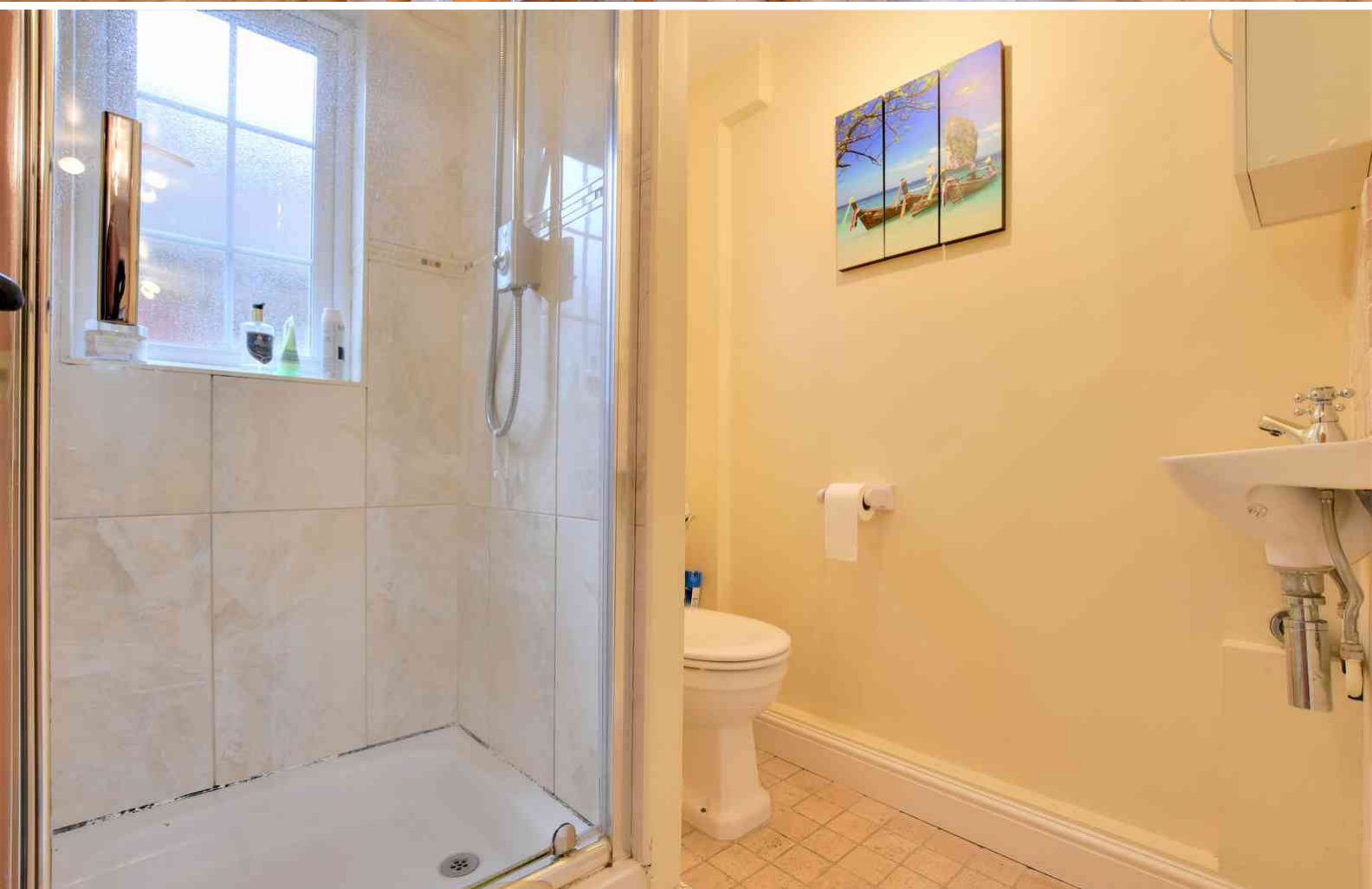
Side Porch

With door to side and space for boots and coats.

Ground floor shower room

Two opaque double glazed windows to side. Shower, close coupled WC, wash hand basin, towel rail.







First Floor

Landing

Double glazed window to front, airing cupboard.

Bedroom One

10' 9" x 14' 2" (3.28m x 4.32m) Double glazed window to rear and side, radiator, built in storage.

Bedroom Two

10' 9" x 14' 3" (3.28m x 4.34m) Double glazed window to rear, radiator, built in storage

Bedroom Three

6' 10" x 8' 5" (2.08m x 2.57m) Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to side, close coupled WC, pedestal wash hand basin, enclosed bath with mixer taps and shower attachment, tiled walls. radiator.





Outside

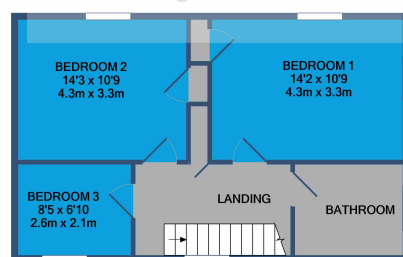
Front and Rear

The property has a frontage measuring approximately 40ft, with ample off road parking and a large lawned area. The driveway in turn leads up to a detached garage. The rear garden, measuring approximately 100ft, commences with a patio area with the remainder being mainly laid to lawn and sectioned into two areas. The garden backs onto fields.





GROUND FLOOR
APPROX. FLOOR
AREA 1627 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENERGY GRAPHS

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

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