

bond
Residential



Rectory Road, Woodham Walter, CM9 6RE

Council Tax Band F (Maldon District Council)



Guide Price £550,000 - £575,000 Freehold

GUIDE PRICE £550,000 to £575,000

An extended detached home which is set back from the road and enjoys views across fields to the front and is located in the ever popular village of Woodham Walter. The current owner has completed many home improvements since purchasing the property which include replacement windows, kitchen and bathrooms as well as improved loft insulation and a new oil fired boiler.

ACCOMMODATION

The accommodation commences on the ground floor with a spacious entrance hall, ground floor cloakroom, a spacious living room is located to the front and double doors open into a separate dining room which in turn leads into a garden room opening into the rear garden and patio area. The spacious kitchen features shaker style units with solid wood worktops and integrated NEFF electric hob and double oven. A useful breakfast area is located to one end. There is spacious first floor landing which provides access to the four bedrooms of which three are good sized double bedrooms and the principal bedroom features fitted wardrobes and benefits from an en-suite shower.

OUTSIDE

The front garden extends to approximately 40ft in depth and is accessed via a wooden gate. The driveway provides parking for 2/3 cars with access to the integral garage. There is a lovely lawned garden with hedged boundaries the property is nicely set back off the road with a long front garden and driveway screened from the road with hedging, and accessed via a five bar gate. The driveway provides parking as well as access to the single garage with up and over access door.

To the rear is a well maintained secluded garden with block paved patio seating area, central lawn area, and the rest flower and shrub beds. There is access down both sides of the property to the front, one contains the shed and the oil tank. The property has oil fired central heating and is connected to mains sewerage.

WOODHAM WALTER

Woodham Walter is a very pretty village lying north east of the village of Danbury and west of the historic market town of Maldon. The village has three public houses (the Bell, the Queen Victoria and the Cats), a Church of England Primary School, two golf clubs (The Warren and Bunsay Downs) and a church (St Michael the Archangel) which dates back to 1563 and is believed to be the first purpose-built Church of England church in England after Elizabethan Settlement, and a village hall.

To the west is the city of Chelmsford and its excellent choice of amenities including a bustling shopping centre, three superb private preparatory schools, two outstanding grammar schools, a well known independent school (New Hall), a station on the main line into London Liverpool Street and access onto the A12

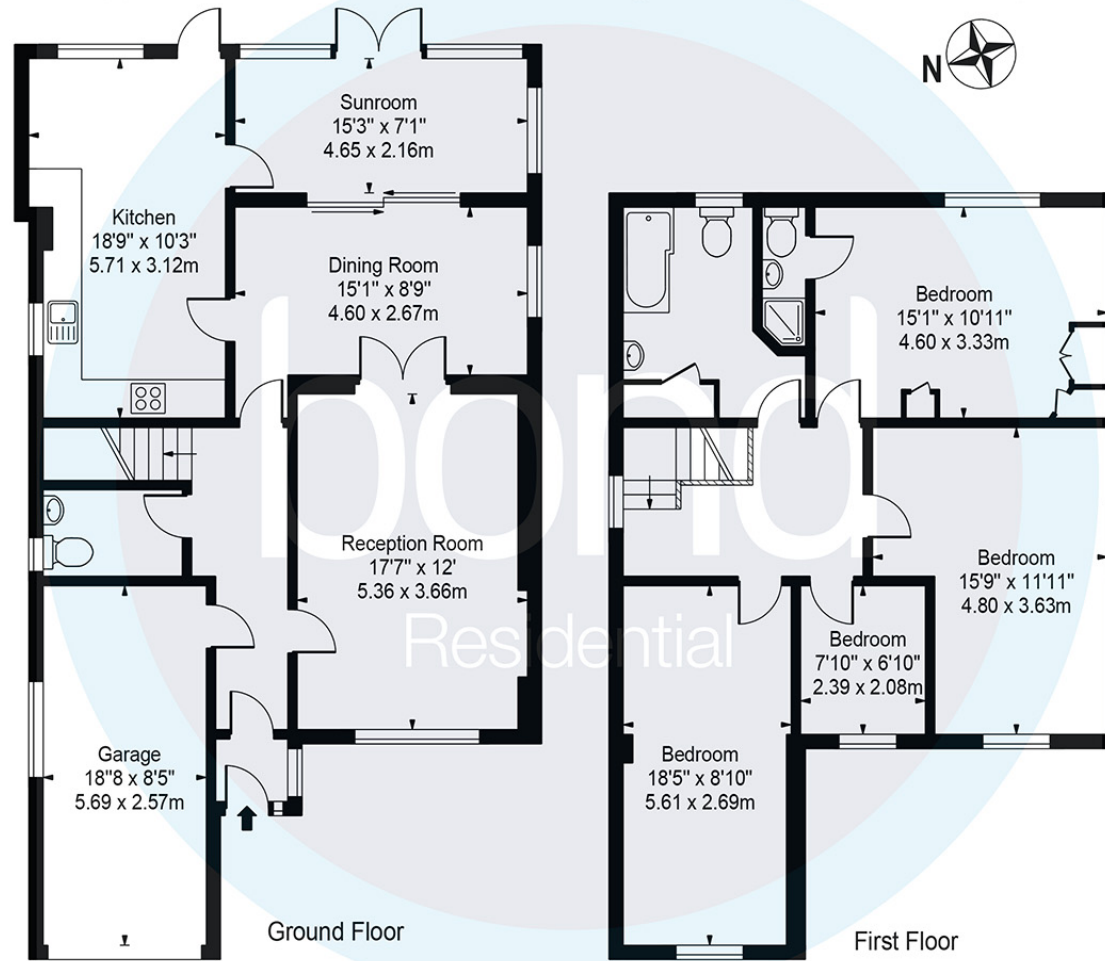
- Extended four bedroom detached property
- Fitted kitchen/breakfast room
- Principal bedroom with en-suite shower and fitted bedroom furniture
- Oil fired central heating & Double glazing
- Integral garage and driveway parking for 2/3 cars
- Lounge & separate dining room
- Sunroom to rear
- Ground floor cloakroom
- Field views to front aspect
- 35ft x 35ft well maintained rear garden







Approx. Total Internal Area 1782 Sq Ft - 165.55 Sq M
(Including Garage)
Approx. Gross Internal Area Of Garage 157 Sq Ft - 14.62 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.

10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

