



**Post Office Road, Woodham Mortimer Maldon CM9 6SX**



**welcome to**

**Post Office Road, Woodham Mortimer Maldon**

Occupying a WEST FACING PLOT OF OVER QUARTER OF AN ACRE in the desirable village of Woodham Mortimer, is this BEAUTIFULLY PRESENTED FAMILY HOME, extended by the current owners to boast 3,000 SQ FT OF ACCOMMODATION, and situated on a private drive, SECLUDED FROM THE ROAD.



### Entrance

Part glazed door to :-

### Entrance Hall

Open to utility room, doors to :-

### Study

9' 7" x 8' ( 2.92m x 2.44m )

Double glazed UPVC window to front, radiator.

### Dining Room

16' 8" x 12' 3" ( 5.08m x 3.73m )

Double glazed UPVC bow window to front, tiled flooring, radiator, door to :-

### Inner Hallway

Double glazed UPVC bow window to front, stairs rising to first floor, doors to :-

### Lounge

23' 7" x 19' 9" max ( 7.19m x 6.02m max )

Double glazed UPVC windows to front and rear plus French doors opening to the garden, centrepiece brick fireplace housing wood burner, radiator.

### Kitchen

24' 2" x 14' 8" ( 7.37m x 4.47m )

Part vaulted ceiling with inset skylights, double glazed UPVC windows to side and rear plus French door opening to the garden, bespoke solid oak fitted kitchen featuring impressive centrepiece island with inset butler sink, range of eye & base level units and space for appliances, door to :-

### Utility Room

Double glazed UPVC window and door to rear opening to garden.

### Snug

9' 7" x 8' ( 2.92m x 2.44m )

Double glazed UPVC French doors to rear opening onto the garden, door to boiler room and garage access.

### Cloakroom

Suite comprising low level WC and hand basin.

### First Floor

#### Landing

Built in cupboard, doors to :-

#### Bedroom One

16' 2" x 11' 8" ( 4.93m x 3.56m )

Double glazed UPVC window to rear overlooking the garden, walk in wardrobe, open to :-

#### Ensuite

9' 9" x 6' 9" ( 2.97m x 2.06m )

Double glazed UPVC window to front, beautiful modern four piece suite comprising free standing bath, separate shower, low level WC and vanity basin, fully tiled walls.

#### Bedroom Two

14' 2" x 13' 9" ( 4.32m x 4.19m )

Double glazed UPVC window to front, fitted wardrobes, radiator, door to :-

#### Ensuite

7' 9" x 6' 6" ( 2.36m x 1.98m )

Double glazed UPVC window to front, white suite comprising shower, low level WC and pedestal basin, fully tiled walls.

#### Bedroom Three

12' 1" x 11' 3" ( 3.68m x 3.43m )

Double glazed UPVC window to rear overlooking the garden, radiator.

#### Bedroom Four

15' 5" x 8' 7" ( 4.70m x 2.62m )

Double glazed UPVC window to front, fitted wardrobes, radiator.

#### Bedroom Five

14' 1" x 7' 5" ( 4.29m x 2.26m )

Double glazed UPVC window to rear overlooking the garden.

### Bathroom

11' 5" x 6' 9" ( 3.48m x 2.06m )

Double glazed UPVC window to rear, modern white suite comprising panel bath, separate shower, low level WC and vanity basin, fully tiled walls, heated towel rail.

### Outside

#### Front

Generous shingle forecourt driveway providing ample parking leading to the garage, retained by hedging with mature flower & shrub beds.

#### Rear Garden

Stunning and generous West facing garden, comprising a central lawn with flint chip pathways and mature flower & shrub borders, as well as a wrap around patio seating area, further pergola seating area and surrounding mature trees affording privacy, as well as featuring an attractive Koi pond.

#### Summerhouse

12' 4" x 12' 4" max ( 3.76m x 3.76m max )

Attractive and well maintained timber summerhouse with power connected.

#### Garage

Single garage with up & over door, power, light and door accessing the property.



**view this property online** [williamhbrown.co.uk/Property/MLN103297](http://williamhbrown.co.uk/Property/MLN103297)



welcome to

## Post Office Road, Woodham Mortimer Maldon

- Five Generous Bedrooms with Two Ensuites
- Four Reception Rooms & Stunning Bespoke Fitted Kitchen
- West Facing Plot of over Quarter of an Acre
- Desirable Village Location
- Offered with No Onward Chain

Tenure: Freehold EPC Rating: D

# £960,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103297](https://www.williamhbrown.co.uk/Property/MLN103297)



Property Ref:  
MLN103297 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**