



Bryants Lane, Woodham Mortimer , Essex CM9 6TB
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £675,000, SOUGHT AFTER NON ESTATE LOCATION..... This three bedroom semi detached residence is located in the charming village of Woodham Mortimer, which is nestled between the town of Maldon & village of Danbury. Set on a generous plot approaching half an acre the property offers fantastic scope for enlargement (S.T.P.P) to the main house, or if you're looking to bring the family with you there is a large outbuilding in excess of 700 Sq Ft which offers fantastic potential to be converted to a residential annex or it can continue with its current business use, for those looking to run a business from home. The property currently offers three bedrooms and a family bathroom to the first floor, whilst to the ground floor is a kitchen diner, lounge and a covered walkway leading to ground floor bathroom, W.C, & utility room. Externally is where this dwelling truly comes into its own, with large gardens offering various outbuildings and an incredible sweeping in out drive, where the owners have informed us have held up to 40 cars!! Energy Rating E....

FIRST FLOOR

Bedroom One 12'3" x 9'10" (3.75 x 3.01)

Bedroom Two 11'5" x 9'2" (3.50 x 2.81)

Bedroom Three 7'11" x 7'0" (2.42 x 2.15)

Family Bathroom 6'0" x 5'3" (1.84 x 1.62)

Landing 12'0" x 6'1" (3.66 x 1.87)

GROUND FLOOR

Entrance Hall 14'8" x 6'2" (4.48 x 1.88)

Lounge 14'7" x 10'11" (4.46 x 3.35)

Kitchen Diner 14'7" x 9'11" (4.46 x 3.03)

Covered Walkway 17'7" x 5'10" (5.37 x 1.78)

Access to Ground Floor Shower Room, W.C, Utility Room & Store Cupboard

EXTERIOR

Sweeping Carriage Driveway

Studio/Potential Annex 35'4" x 14'10" (10.78 x 4.53)

Therapy Room/Potential Annex 15'4" x 12'11" (4.68 x 3.94)

Workshop 13'10" x 13'3" (4.23 x 4.04)

Large Mature Rear Gardens

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

