



Ash Cottage Rectory Road, Woodham Walter , CM9 6RE
£475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming village of Woodham Walter, this detached bungalow boasts an expansive plot, complete with several outbuildings and scenic field views at the rear. The home offers flexible living options, featuring two bedrooms, a versatile cot room that can serve as a study, a spacious lounge, a kitchen, and a shower room, all connected by a long hallway. Recent updates include fresh interior décor, a new central heating boiler, and a newly replaced roof. This property presents a unique opportunity in a picturesque setting. Energy rating F.

ACCOMODATION COMPRISING

Porch

Hallway 43' length (13.11m length)

Kitchen 14'1 x 6'9 (4.29m x 2.06m)

Lounge 15'7 x 14'5 (4.75m x 4.39m)

Bedroom One/Dining Room 14'3 x 13'6 (4.34m x 4.11m)

Bedroom Two 12' x 11'7 (3.66m x 3.53m)

Cot Room/Study 7'8 x 6'4 (2.34m x 1.93m)

Shower Room

EXTERIOR

Car Port

Outbuilding 1 15'6 x 8'8 (4.72m x 2.64m)

Outbuilding 2 20'4 x 12' > 4'7 (6.20m x 3.66m > 1.40m)

Outbuilding 3 14'4 x 10' (4.37m x 3.05m)

Outbuilding 4 27'3 x 13' (8.31m x 3.96m)

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.

