



Conduit Lane, Woodham Mortimer , CM9 6SZ  
O.I.E.O £700,000

**Church & Hawes**

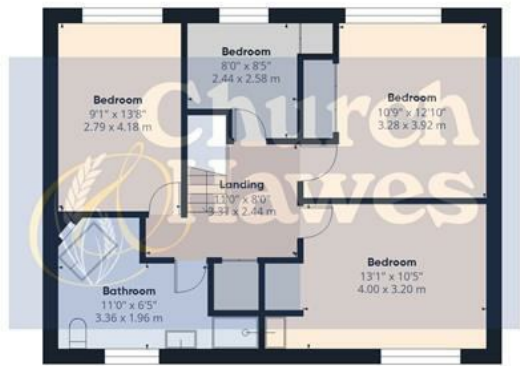
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

THIS FOUR BEDROOM DETACHED HOME LOCATED IN THE IDYLIC VILLAGE OF WOODHAM MORTIMER OFFERS HUGE POTENTIAL TO EXTEND AND/OR IMPROVE DEPENDING ON THE NEEDS OF THE APPLICANT! Accommodation comprises Four First Floor Bedrooms which are serviced by a generous Family Bathroom which could be re-configured to create additional En-Suites to two further Bedrooms. The extensive Ground Floor is accessed from the Entrance Hall and comprises a dual aspect Living/Dining Area which also allows access to the Garden Room. The Kitchen benefits from an adjoining Utility Room and Ground Floor Cloakroom. Externally, the property is set with in an established plot measuring approx: 0.26 acres. To the front there is ample Driveway Parking which leads to the property and the two Garages which also have a rear door to the Garden. The rear Garden incorporates a seating area with the majority being laid to lawn. Call Now to secure your viewing appointment. Energy Efficiency Rating F. Council Tax: F.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1657 ft<sup>2</sup>  
154.1 m<sup>2</sup>  
  
Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Bedroom 13'8 x 9'1 (4.17m x 2.77m)**

Double glazed window to front, radiator, fitted bedroom furniture, coved to ceiling.

**Bedroom 13'1 x 10'5 (3.99m x 3.18m)**

Double glazed window to rear, radiator, open fronted storage cupboard with hanging rail, wash hand basin, coved to ceiling.

**Bedroom 12'10 x 10'9 (3.91m x 3.28m)**

Double glazed window to front, radiator, double wardrobe, range of fitted bedroom furniture, coved to ceiling.

**Bedroom 8'5 x 8'0 (2.57m x 2.44m)**

Double glazed window to front, radiator, fitted wardrobe, coved to ceiling.

**Bathroom 11'0 x 6'5 (3.35m x 1.96m)**

Obscure double glazed window to rear, suite comprising corner bath, low level w.c., pedestal wash hand basin, tiled shower unit, radiator, coved to ceiling, tiled walls.

**Landing**

Access to loft and airing cupboard, stairs down to:

**Entrance Hall 12'6 x 6'1 (3.81m x 1.85m)**

Obscure double glazed window and entrance door to front, varnished parquet flooring, radiator, feature exposed brick wall, coved to ceiling, doors to further accommodation including:

**Entrance Porch 6'3 x 3'9 (1.91m x 1.14m)**

Part obscure double glazed window to front, Double glazed entrance door to side, tiled floor.

**Living/Dining Room 14'10 x 12'7 + 11'2 x 8'9 (4.52m x 3.84m + 3.40m x 2.67m)**

Double glazed window to front, fireplace with brick surround, television point, two radiators, coved to ceiling, double glazed sliding door to:

**Garden Room 9'7 x 9'3 (2.92m x 2.82m)**

Double glazed windows to sides and rear, double glazed doors to rear, tiled floor.

**Kitchen 10'9 x 10'6 (3.28m x 3.20m)**

Double glazed window to rear, radiator, range of matching units, breakfast bar, stainless steel sink unit, hob, double oven, roll edge laminate work surface, full length cupboard, tiled floor, door to:

**Utility Room 7'10 x 7'5 (2.39m x 2.26m)**

Double glazed window to rear, obscure double glazed door to side, space and plumbing for washing machine, range of units, stainless steel sink/drain unit set into work surface, radiator, tiled floor.

**Cloakroom 4'3 x 3'2 (1.30m x 0.97m)**

Obscure double glazed window to side, low level w.c., wash hand basin, part tiled walls, tiled floor.

**Double Garage 15'7 x 9'2 + 19'8 x 8'2 (4.75m x 2.79m + 5.99m x 2.49m)**

Two electric roller doors to front,, single up and over door to rear.

**Rear Garden approx 150' (approx 45.72m)**

Access to front, door to rear of garage, timber shed and greenhouse, oil tank, brick bbq area with paved seating area, rear of the garden is mainly laid to lawn with a range of established fruit trees with a vegetable plot.

**Frontage**

Concrete driveway providing parking for several vehicles and leading to garage, lawned area to one side, planting borders.

**Agents Note, Money Laundering & Referrals**

The property is not on mains drainage, a cesspit

was installed when the property was built around 1980.

Probate now granted.

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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

