



62 Conduit Lane, Woodham Mortimer , CM9 6SZ
Offers in excess of £450,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

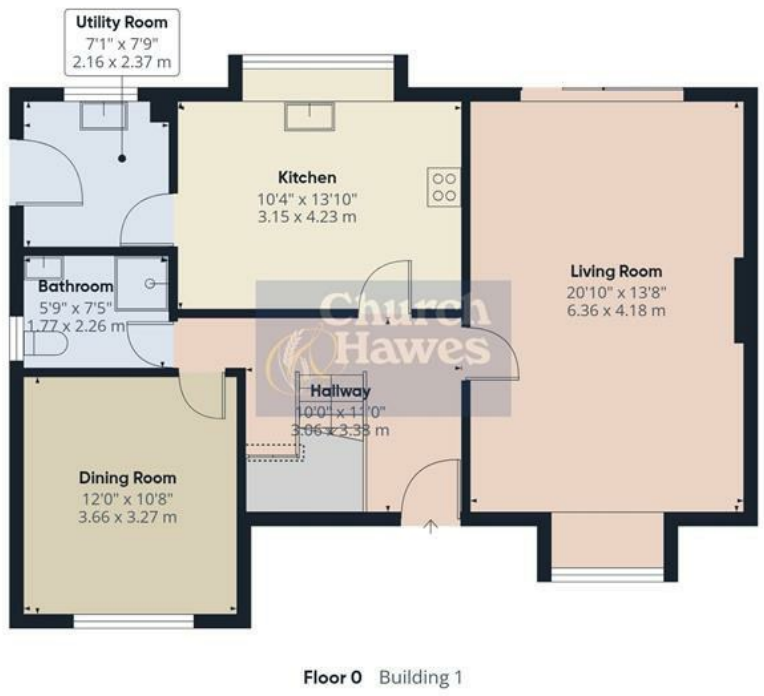
Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

FOR SALE BY MODERN METHOD OF AUCTION! We are delighted to present this superb Four Bedroom Detached Home, situated in a desirable rural location on Conduit Lane, Woodham Mortimer. This property offers an excellent opportunity for families seeking a blend of peaceful countryside living with convenient access to local amenities. The ground floor of this well appointed home features a welcoming Living Room, perfect for relaxation, alongside a separate Dining Room, ideal for entertaining guests. The Kitchen is complemented by a practical Utility Room, enhancing daily functionality. A convenient Ground Floor Shower Room adds to the property's versatility. Upstairs, you will find four generously sized bedrooms, providing ample space for a growing family, served by a well presented Family Bathroom. Externally, the property benefits from a Double Garage and a spacious Drive, offering extensive off-road parking. The rural setting provides a tranquil environment, while still being within a short drive of Maldon's town centre, which boasts a variety of shops, restaurants, and leisure facilities. For broader amenities and commuter links Chelmsford is approximately 8 miles away. This home is offered with No Onward Chain, ensuring a smooth and efficient purchase process. Viewing is essential to fully appreciate the lifestyle this property offers. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.
Energy Efficiency Rating E. Council Tax: F

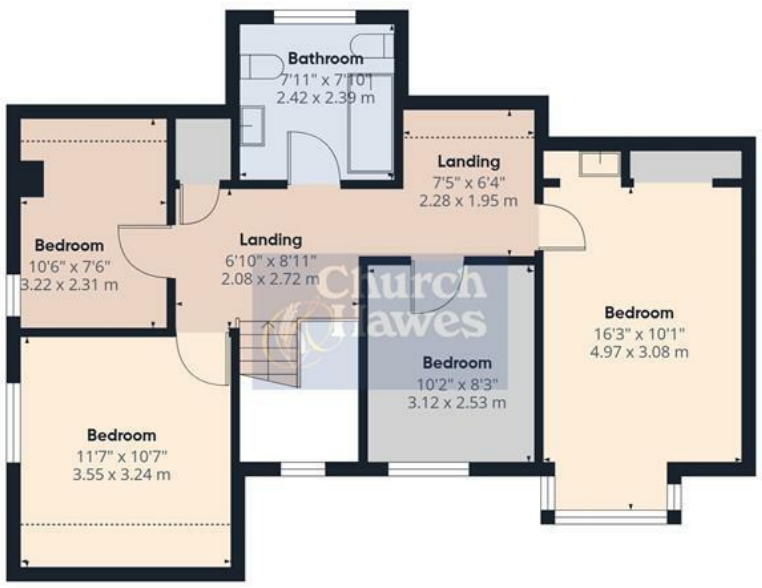








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
1716 ft²
159.3 m²

Reduced headroom
42 ft²
3.9 m²

(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 16'3 x 10'1 (4.95m x 3.07m)
Square bay window to front, two radiators, wash hand basin with tiled splash back and cupboard below.

Bedroom 11'7 x 10'7 (3.53m x 3.23m)
Window to side, radiator.

Bedroom 10'2 x 8'3 (3.10m x 2.51m)
Window to front, radiator.

Bedroom 10'6 x 7'6 (3.20m x 2.29m)
Window to side, radiator.

Bathroom 7'11 x 7'10 (2.41m x 2.39m)
Obscure glazed window to rear, radiator, suite comprising w.c., bidet, panelled bath with hand holds, pedestal wash hand basin, shaver poiint, part tiled to walls.

Landing
Window to rear, half height window to front, two radiators, access to loft and airing cupboard. return staircase down to:

Entrance Hall
Obscure glazed door to front, under stairs cupboard, radiator, doors to further accommodation including:

Living Room 20'10 x 13'98 (6.35m x 3.96m)
Square bay window to front, double glazed sliding doors to rear, two radiators, feature fireplace, coved to ceiling.

Dining Room 12'0 x 10'8 (3.66m x 3.25m)
Window to front, radiator, parquet flooring.

Ground Floor Shower Room 7'5 x 5'9 (2.26m x 1.75m)
Obscure glazed window to rear, radiator, tiled shower unit, pedestal wash hand basin with tiled splash backs, w.c..

Kitchen/Breakfast Room 13'10 x 10'4 (4.22m x 3.15m)
Window to rear, range of matching units, Double stainless steel sink drainer unit with micer tap set into work surface, range of matching units with integrated fridge/freezer, low level oven, electric hob, door to:

Utility Room 7'9 x 7'1 (2.36m x 2.16m)
Window to rear, sink drainer unit with mixer tap, space and plumbing for washing machine, oil fired boiler, part glazed door to side, cupbroards and drawer unit.

Rear Garden
Raised paved pation area, mainly laind to lawn, hedging to centre with further part of garden to rear, oil tank, fenced to boundaries, outside tap, personal door to:

Double Garage 16'8 x 16'6 (5.08m x 5.03m)
Up and over door to front, part glazed door to side, power and light connected.

Frontage
Feature brick wall to front boundary, steps down to entrance, Block Paved Driveway to side providing ample parking.

Auctioneer's Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Note No Mains Drainage
This home does not benefit from mains drainage and the seller has limited knowledge of the drainage system. Buyers should make there own enquiries.

Agents Note, Money Laundering & Referrals
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 (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.












Church
Hawes