

The Street, Woodham Walter, CM9 6RF
Offers invited £350,000

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

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BEING SOLD VIA "INVITATION TO TENDER". PLEASE CONTACT US TO ARRANGE YOUR VIEWING SLOT!! OPEN HOUSE VIEWING EVENT SATURDAY 7TH NOVEMBER 11:00 – 12 NOON & SATURDAY 14TH NOVEMBER 12 NOON - 1PM . TENDERS TO BE RECEIVED NO LATER THAN TUESDAY 17TH NOVEMBER 2026 AT 12 NOON.

REFURBISHMENT REQUIRED!! An exciting opportunity awaits with this three-bedroom house, ideally situated in a this central village location within the conservation area of Woodham Walter. Offered for sale with NO ONWARD CHAIN, this property offers immense character but requires SIGNIFICANT MODERNISATION and REFURBISHMENT to bring it back to its full potential, transforming it into a truly bespoke family home. SEE NOTE REGARDING PROBATE.

The accommodation currently comprises a welcoming lounge/diner, a dedicated garden lounge offering a bright retreat, and a kitchen/breakfast room. A third reception room provides additional flexibility, ideal as a study. Upstairs, the property features three bedrooms and a single bathroom, all ripe for renovation, allowing new owners to imprint their personal style. Externally, the property benefits from convenient driveway parking, a highly sought-after feature in this central location. The rear garden offers a private outdoor space, perfect for alfresco dining, gardening, or simply unwinding, providing a blank canvas for creating an attractive outdoor sanctuary. Location is a key advantage here. Situated on the outskirts of the desirable areas of Danbury and Little Baddow, residents can enjoy the tranquillity of village life combined with easy access to local amenities and picturesque countryside. Maldon itself is a historic market town known for its charming high street, independent shops, and scenic riverside walks along the Blackwater Estuary. The Warren Golf and Country club is just up the road. Council Tax D. Energy Efficiency Rating G.







Main Bedroom 17'7 x 8'3 (5.36m x 2.51m)
Pvc double glazed window with farmland views, radiator. Shower cubicle with shower system.

Bedroom 2 11'8 x 10'10 (3.56m x 3.30m)
Window, radiator, storage cupboard.

Bedroom 3 10'8 x 10'7 (3.25m x 3.23m)
Window, radiator.

Bathroom
Window, two piece suite comprising of bath and wash hand basin with cabinet under.

WC
Window, wc and wash hand basin.

Landing
Wooden stairs down to ground floor.

Lounge/Diner 25'9 x 12'9 (7.85m x 3.89m)
Entrance door with windows to front from the lounge and dining room areas, radiator. Through to study and door to kitchen/breakfast room

Study/Snug 8'5 x 6'9 (2.57m x 2.06m)
Window, radiator.

Kitchen/Breakfast Room 15'7 x 10'2 (4.75m x 3.10m)
Window to garden, door to side and door to utility room. Base and wall cabinets with sink and some appliances, radiator.

Utility Room 16'7 x 4'11 (5.05m x 1.50m)
Window, base and wall cabinets, sink unit. Concealed shower cubicle with shower system. Door to rear lobby.

Lobby
Door to Garden room and door to garden.

Garden Room 16'7 x 8'9 (5.05m x 2.67m)
Dual aspect with window to front and patio doors to rear garden.

Rear Garden
This attractive garden is well stocked with mature shrubs and bushes, outside tap. Access to side leads to the frontage.

Frontage
Parking on driveway for various vehicles and shrub/flower borders

Probate Information
The property is subject to a Grant of Probate which we understand will be applied for by 16 October 2026. (This can take up to 12 weeks but is usually sooner) Please note that Grant of probate will be required to exchange contracts. Please contact the office on 01621 855195 for any updated timescales etc

Property Condition
The property requires significant modernisation and is likely to best suite, cash buyers.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with U K Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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.

Woodham Walter Area Information
Woodham Walter is one of Essex's most sought-after village locations, offering a perfect blend of rural charm and modern convenience. Surrounded by beautiful countryside, the village is renowned for its picturesque setting, traditional pubs, highly regarded primary school, and strong sense of community. Despite its peaceful atmosphere, Woodham Walter is just a short drive from Maldon, Chelmsford, and excellent rail links to London, making it an ideal choice for families and commuters seeking village life without compromising on accessibility.


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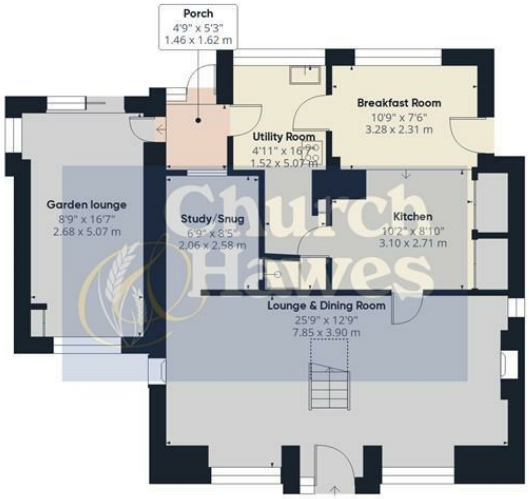



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Floor 0



Floor 1

Approximate total area(1)

1389 ft²

128.9 m²

Reduced headroom

36 ft²

3.4 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.

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