



37 Conduit Lane, Woodham Mortimer, Essex CM9 6SZ  
£435,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

DETACHED CHALET BUNGALOW ON IMPRESSIVE 0.20 ACRE PLOT.... Located in the charming village of Woodham Mortimer is this 2/3 bedroom Detached property. Offering versatile accommodation over two floors, with a large bedroom to the first floor and two further potential bedrooms to the ground floor or one used as further reception space. There is also a lovely lounge, conservatory and kitchen diner to the ground floor. Externally there are impressive gardens to both front and rear and a detached garage. Internally requiring certain levels of modernisation the property offer fantastic potential for enlargement/remodelling or a simple décor refresh to create your own ideal living space. The village of Woodham Mortimer is nestled between the village of Danbury and market town of Maldon which offer amenities in either location. The location is also well placed for easy access to major roads throughout the county and Chelmsford city centre which offers everything one would expect from a thriving city centre. All of the above is to be offered with NO ONWARD CHAIN....Energy rating E

#### ACCOMMODATION COMPRISING

##### FIRST FLOOR

Bedroom Two 15'3" x 15'2" mx (4.65 x 4.64 mx)

##### GROUND FLOOR

Entrance Hall 17'5" x 3'7" (5.32 x 1.10)

Bedroom One 11'11" x 11'11" (3.65 x 3.64)

Bedroom Three-Snug 12'0" x 11'10" (3.66 x 3.63)

Shower Room 5'11" x 5'5" (1.82 x 1.67)

Lounge 13'3" x 11'10" (4.06 x 3.63)

Conservatory 9'4" x 7'10" (2.85 x 2.39)

Kitchen Diner 13'3" x 9'5" (4.06 x 2.88)

##### EXTERIOR

Single Garage

Enclosed Rear Garden

Generous Front Garden

##### 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.

Approx Gross Internal Area  
93 sq m / 1002 sq ft

