



3 Little Meadows Conduit Lane, Woodham Mortimer , Essex CM9 6TZ
£950,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Tucked away on the sought-after Conduit Lane in the picturesque village of Woodham Mortimer, this stunning detached home offers the perfect blend of space, style, and modern family living.

Step inside and you're greeted by three beautifully presented reception rooms, giving you the flexibility to create cosy family spaces, a dedicated playroom, or an elegant area for entertaining guests. Every corner of this home has been finished to an exceptional standard, ready for you to move straight in and enjoy.

Upstairs, the property continues to impress with five generously sized bedrooms, offering plenty of room for growing families, guests, or even a home office. Three stylish bathrooms, including two en-suites, ensure busy mornings run smoothly while still providing a touch of luxury and privacy.

Outside is where this home truly shines. The expansive, private garden—completely unoverlooked—creates a peaceful escape where children can run free, friends can gather for summer barbecues, and you can unwind in your own slice of tranquility.

Hallway

Lounge 23'1" x 12'9" (7.06m x 3.89m)

Dining Room 11'10" x 11'6" (3.61m x 3.51m)

Study 11'6" x 6'5" (3.51m x 1.96m)

Kitchen 16'7" x 9'3" (5.08m x 2.82m)

Utility Room

WC

Integral Double Garage

Principle Bedroom 15'5" x 14'2" (4.70m x 4.34m)

En Suite

Bedroom 2 12'9" x 9'6" (3.89m x 2.92m)

Bedroom 3 10'0" x 9'6" (3.05m x 2.90m)

Bedroom 4 12'4" x 9'6" (3.78m x 2.92m)

Bedroom 5 11'6" x 9'3" (3.51m x 2.82m)

En Suite

Family Bathroom

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.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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

Little Meadows

Approximate Gross Internal Area = 167.8 sq m / 1806 sq ft
 (Excluding Garage)



Illustration for identification purposes only.
 measurements are approximate, not to scale.