



7 Rectory Road, Woodham Walter , CM9 6RD  
 Guide price £425,000

Nestled in the highly sought-after village of Woodham Walter, Essex, this charming two-bedroom semi-detached house presents an exceptional opportunity for buyers seeking a peaceful village lifestyle. This property is available with NO ONWARD CHAIN, ensuring a smoother and quicker transaction for its new owners. Please see information regarding the Probate.

Upon arrival, you are greeted by the convenience of private driveway parking, a valuable asset in any village setting. The property immediately impresses with its enviable position, overlooking a picturesque greensward, providing a sense of openness and a pleasant outlook from the front of the home. Inside, the property features a comfortable lounge, a kitchen/diner, and two bathrooms. While some modernisation may be required with the possibility of extending subject to any (relevant consents) , this offers a fantastic opportunity to personalise and enhance the home to your own taste and style. One of the standout features of this property is its large, beautiful 37m x 12m (121 x 39 feet) rear garden. This expansive outdoor space is a true haven, perfect for keen gardeners, families, or anyone who enjoys al fresco dining and outdoor entertaining. The garden offers immense potential for customisation, whether you envision vibrant flower beds, a productive vegetable patch, or simply a serene lawned area for relaxation. It provides a private and tranquil escape, allowing you to fully embrace the joys of village life.

Woodham Walter residents can enjoy leisurely walks through the surrounding countryside, explore local pubs, and benefit from easy access to nearby towns such as Maldon, which offers a wider range of shops, restaurants, and services and Danbury. Commuting is also straightforward, with good road links to Chelmsford and beyond, and convenient access to mainline railway stations providing services into London. Council Tax Band C. Energy Performance Certificate TBC.

**Main Bedroom 20'3 x 9'4 (6.17m x 2.84m)**  
Dual aspect with windows to front and rear, two radiators.

**Bedroom 17'9 x 8'6 (5.41m x 2.59m)**  
Dual aspect with window to rear and side.

**Shower Room**  
Pvc double glazed window, three piece white suite comprising of wc, wash hand basin with mixer tap. Shower cubicle with shower system, radiator.

**Landing**  
Access to loft, stairs down to.

**Entrance Hall**  
Entrance door, radiator. Under stairs cupboard. Doors to.

**Lounge/Diner 22'7 x 11'3 (6.88m x 3.43m)**  
Dual aspect with pvc double glazed window to front and patio doors to the garden. Brick fire surround with wood burner.

**Kitchen/Breakfast Room 16'7 x 8'6 (5.05m x 2.59m)**  
Two pvc double glazed windows overlooking the rear garden, radiator. Base and wall cabinets with sink and drainer unit and space for appliances. Floor mounted boiler. Door to lean to area.

**Bathroom**  
Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin with cabinet under, bath with mixer tap amd mira shower system.

**Lean To**  
This area is used as storage and covered access between the front and rear garden, door to garage.

**Garage**  
Pvc double galzed window, pitched roof.

**Rear Garden 121'4" x 39'4" (37 x 12)**  
This stunning and beautiful garden must be seen. Mainly lawned with mature shrubs and bushes, outside tap. Oil tank, shed.

**Frontage**  
Parking on driveway.

**Probate Information**  
The property is subject to a Grant of Probate which we understand the solicitors are

looking to apply for MID/LATE OCTOBER 26. Please note that Grant of probate will be required to exchange contracts. Please contact the office on 01621 855195 for any updated timescales etc

**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.

**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.

