

Rectory Road, Woodham Walter, CM9 6RD

Guide price £400,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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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 (relevent 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 doube 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.

Workshop/Store Room
Pvc double glazed 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 solictors 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.

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 UK 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.





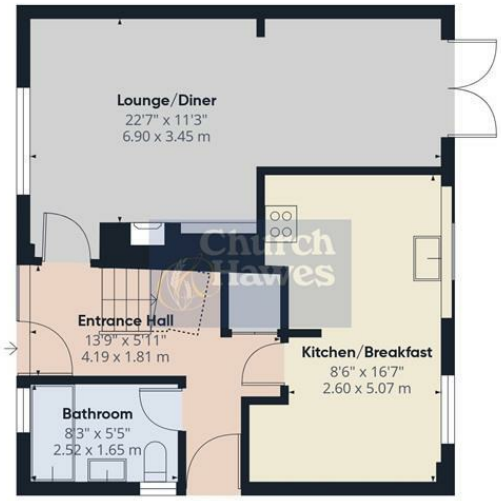




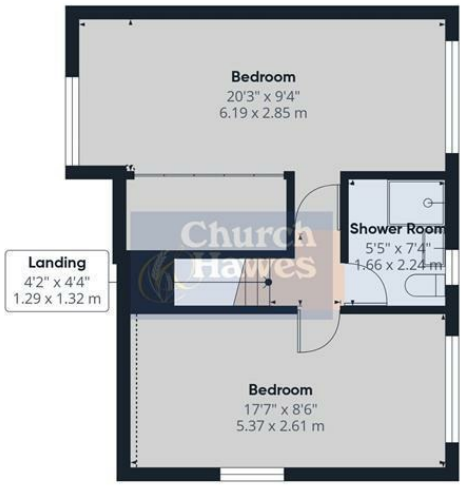





Church
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1093 ft²

101.5 m²

Reduced headroom

16 ft²

1.5 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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