



2 Little Meadows Conduit Lane, Woodham Mortimer , Essex CM9

6TZ

£1,200,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

IMPOSING FIVE BEDROOM PROPERTY ON GENEROUS PLOT.... Located in a private lane in the sought after village of Woodham Mortimer is this impressive detached residence. Offered in fantastic decorative order throughout and enjoys a plot approaching half an acre with landscaped gardens to rear and ample parking and garage to the front. Internally to the first floor are five bedrooms and two bathrooms, whilst to the ground floor are three separate reception rooms and a wonderful open plan kitchen family room with separate utility. Woodham Mortimer is nestled between Maldon & Danbury and offers easy access to both. Chelmsford city centre and the amenities it offers including its mainline station to London Liverpool Street, are easily accessible by public transport or car, and major roads throughout the county are within easy reach. Energy rating E





**NOT TO SCALE, TO BE USED AS A
GUIDE TO LAYOUT ONLY**

FIRST FLOOR

Bedroom One 15'3 x 13'11 (4.65m x 4.24m)

En Suite

Bedroom Two 16'5 11'7 (5.00m 3.53m)

Bedroom Three 11'11 x 11'7 (3.63m x 3.53m)

Bedroom Four 9'10 x 9'8 (3.00m x 2.95m)

En Suite

Bedroom Five 9'9 x 7'11 (2.97m x 2.41m)

Family Bathroom

Landing

GROUND FLOOR

Entrance Hall

Ground Floor W.C

Study 9'3 x 8'11 (2.82m x 2.72m)

Utility 9'11 x 7'3 (3.02m x 2.21m)

Lounge 28'8 x 11'6 (8.74m x 3.51m)

Dining Room 18'1 x 10'4 (5.51m x 3.15m)

Kitchen Diner 27'8 x 12'5 (8.43m x 3.78m)

EXTERNAL

Double Garage 18'1 x 15'5 (5.51m x 4.70m)

Plot in total 0.46 acre

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.

