



Lodge 5 The Warren Lodge Park, Herbage Park Herbage Park Road, Woodham Walter, CM0 6DW £250,000

- Detached bungalow
- Two bedrooms
- Swimming pool (on site)
- Backing on to woodland
- Park home
- Gym (on site)
- Decked agre
- Finance available

Lodge 5 The Warren Lodge Park, Herbage Park Herbage Park Road. Woodham Walter CM9 6RW



Council Tax Band:



Entrance

Doors leading to all rooms, storage cupboard, radiator.

Living room

18' x 17'2 max

Two double glazed doors to decked terrace, window to front, wall mounted electric flame effect fire and feature surround, two radiators. Open plan to kitchen.

Kitchen

9'1 x 7'10

Double glazed window overlooking the garden and woodland, range of wall and base units with a host of integrated appliances including a fridge, freezer, dishwasher, washer dryer, oven and 5 ring gas hob.

Bathroom

Obscure double glazed window to front, panel bath with mixer tap and shower over, close coupled wc, hand wash basin.

Bedroom

11' x 9'1

Double glazed window to rear overlooking the garden and woodland, fitted wardrobes, radiator.

Bedroom

10'10 x 9'2

Double glazed window to front, two fitted wardrobes, door to ensuite, radiator.

Ensuite

Obscure double glazed window to rear, corner shower, close coupled wc, hand wash basin, radiator.

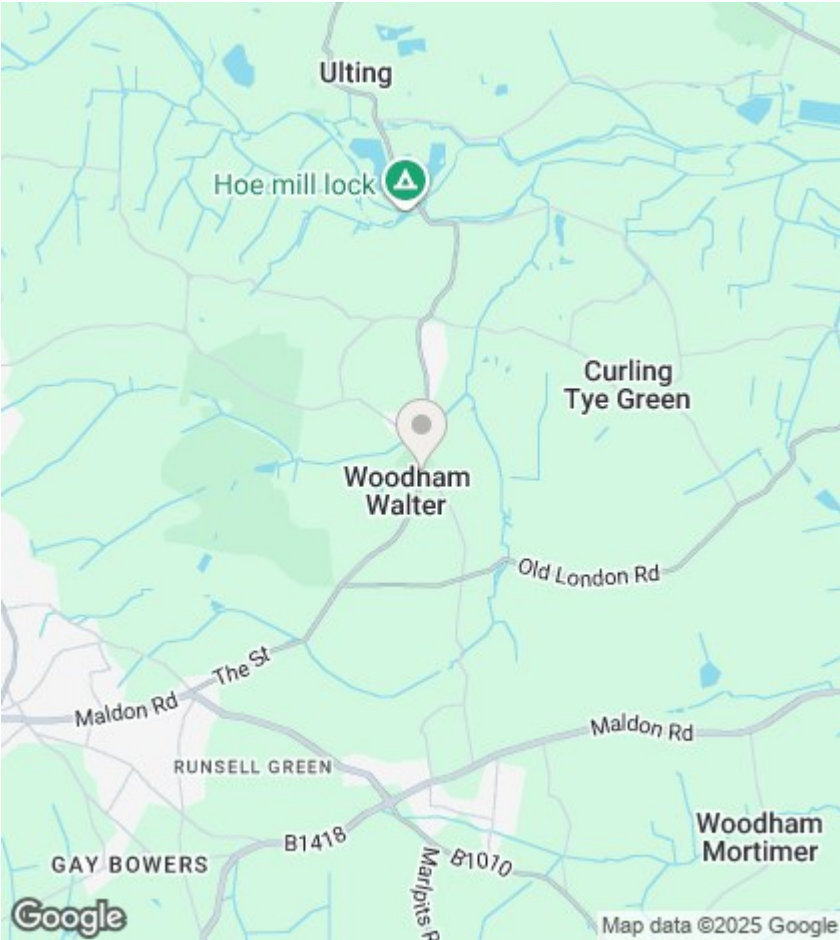
Terrace

A composite decked terrace with a South facing aspect and walkway to front of property, with steps leading to front garden, and two parking spaces. Steps lead from the rear of the terrace to a secluded garden.

Garden

Lawn and a host of mature shrubs lead to open woodland, host to an abundance of flower and fauna including deer, and wild birds such including Woodpeckers and many other native species.

AGENTS NOTE: The property can only be occupied for 50 weeks of the year.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC