



**Woodham Road**

**Battlesbridge Essex SS11 7QL**

**Guide Price £1,350,000-£1,400,000**



# Woodham Road, Battlesbridge, Essex SS11 7QL

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Introducing this stunning, recently extended and renovated detached home, featuring exquisite design and luxurious finishes throughout. Boasting an impressive layout, this property offers an abundance of space, including five double bedrooms, three reception rooms, an open planned kitchen diner, a beautifully landscaped garden, and ample parking. Upon arrival, you are greeted by a gated entrance that leads to a spacious paved driveway, providing parking for numerous cars with surrounding shrubs, side pedestrian access and storage. Step through the double doors into the welcoming and expansive hallway, granting access to various rooms.

The heart of the home lies at the rear, where you'll find the impressive kitchen/dining space. Equipped with a range of high-quality appliances, all of which are included in the sale. The abundance of natural light floods the room through two sets of bi-folding doors and a sky lantern. Adjacent to the kitchen is a utility room with access to the internal garage, featuring an electrical up and over door and two additional storage rooms. The spacious lounge, also benefiting from bi-folding doors and a sky lantern, provides a comfortable area for relaxation and entertainment. Additionally, there are two further reception rooms, currently utilised as a playroom and a study. A convenient WC is located on this floor, and to the front of the property, there is a double bedroom boasting fitted wardrobes and an en-suite bathroom.

Heading to the first floor, you'll discover four generously sized double bedrooms. The principal bedroom offers a walk-through wardrobe, and a luxurious four-piece en-suite bathroom. The second bedroom features dual aspect windows, offering views of the adjacent fields, as does the family bathroom.

Outside, the rear garden is a true oasis, featuring well-appointed patio areas at the front and rear. The central area boasts a professionally installed artificial grass, ensuring a low-maintenance outdoor space. Perfect for outdoor entertaining, the garden includes an impressive outdoor kitchen complete with a sink, fridge, BBQ, and pizza oven. Additionally, there is an outbuilding with bi-folding doors, Amtico flooring, power supply, and air conditioning, offering a versatile space for various uses.

This exceptional home has been thoughtfully designed with modern comforts in mind. Air conditioning is installed throughout the house, providing optimal climate control, while a sophisticated sound system enhances the overall living experience. All bathroom appliances are of the highest quality, from the renowned brand Duravit. This newly extended and renovated detached home is a true masterpiece. Its spacious interior, stunning design, landscaped garden, ample parking, and luxurious features make it an ideal choice for discerning buyers seeking a truly exceptional property.













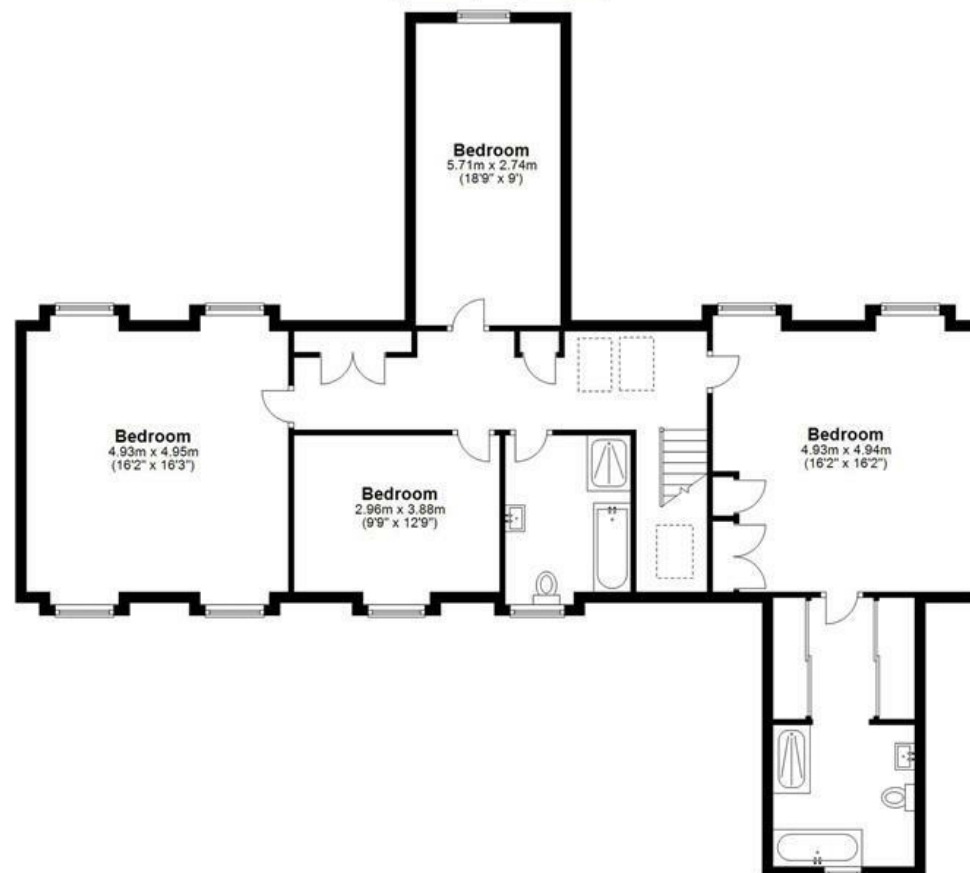




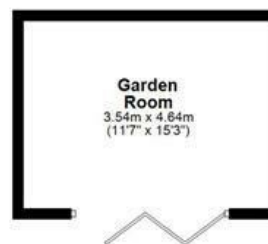
**Ground Floor**  
Approx. 210.9 sq. metres (2269.9 sq. feet)



**First Floor**  
Approx. 120.8 sq. metres (1300.1 sq. feet)



**Outbuilding**  
Approx. 16.4 sq. metres (176.8 sq. feet)



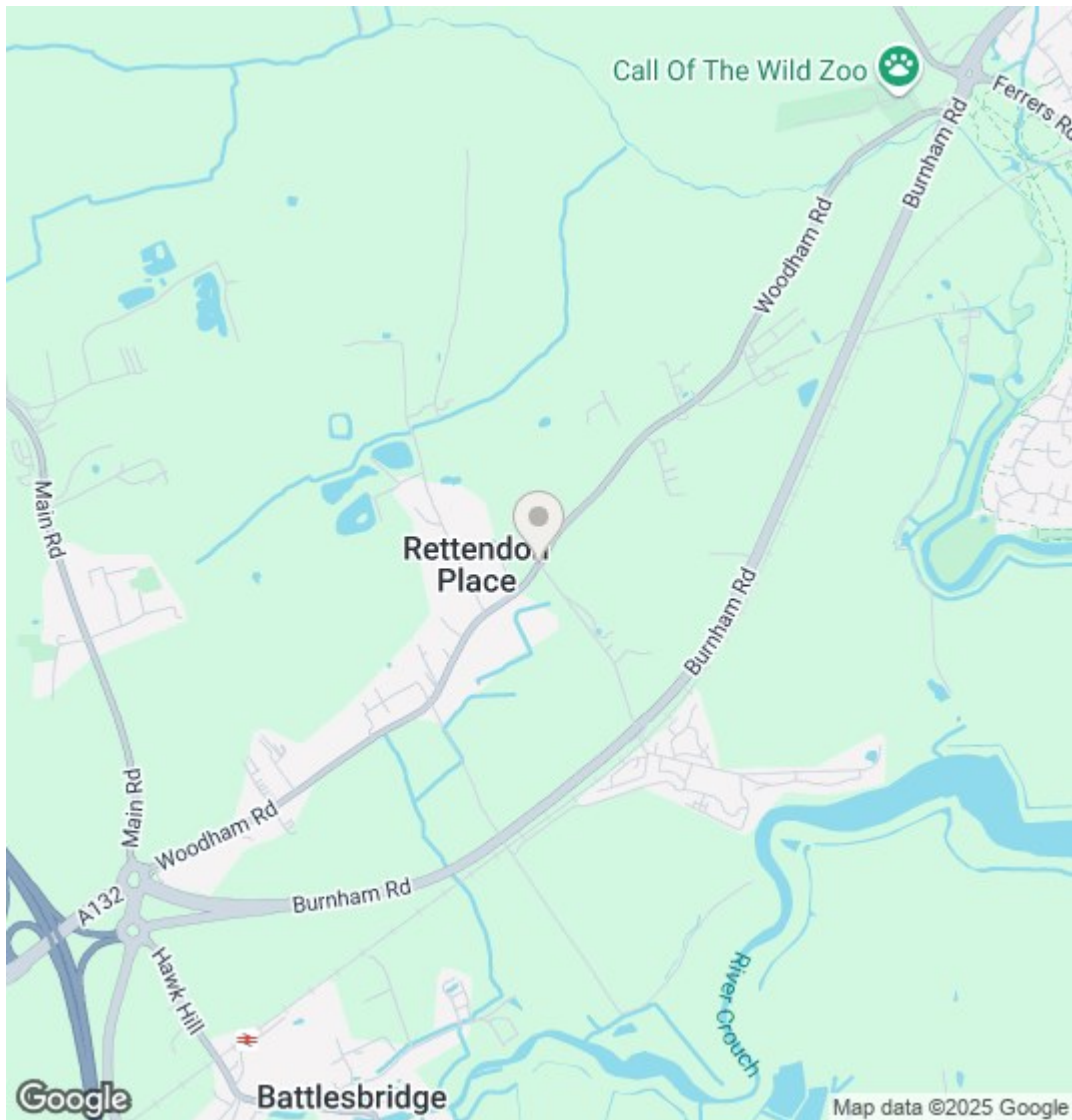
Total area: approx. 348.1 sq. metres (3746.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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		59	72
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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