



Epping Way, Witham, Essex, CM8 1ND

Offers in excess of £400,000

An extremely well presented four/five bedroom townhouse, ideally situated in a highly sought after and convenient location, within short walking distance of Maltings Academy and High Street and approx 0.9 miles from the train station with direct links to London Liverpool Street. The property has been much improved to a high standard throughout by the present owners and offers good size versatile accommodation set over three floors. The ground floor boasts a spacious entrance hall, re-fitted 14'9 x 13' kitchen/dining room, sitting room/bedroom five and cloakroom. The first floor offers a spacious master bedroom with re-fitted en-suite shower room and 14'9 x 11'10 lounge with two Juliet Balcony's. The second floor boasts three good size bedrooms plus re-fitted family bathroom. The property also offers UPVC double glazing, gas central heating, a well maintained low maintenance garden with useful outbuilding, single garage plus off street parking to the rear. This splendid property simply must be viewed internally to be fully appreciated.

- Much improved to a high standard by the present sellers
- Ground floor bedroom five/further reception room
- 14'9 x 11'10 lounge
- Low maintenance rear garden with useful outbuilding
- UPVC double glazing & gas central heating
- Four good size bedrooms
- 14'9 x 13' re-fitted kitchen/dining room
- Re-fitted family bathroom, en-suite & G/F cloakroom
- Single garage plus off street parking to rear
- EPC - C

Distances

Maltings Academy - 200 yards

Howbridge Infant & Junior School - 0.5 miles

Witham High Street - 0.3 miles

Witham Train Station - 0.9 miles

A12 Junction 21 - 1.2 miles

Chelmsford City Centre - 8.5 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Sitting Room/Bedroom Five

3.00m x 2.75m (9'10" x 9'0")

Kitchen/Dining Room

4.51m x 3.97m (14'9" x 13'0")

Cloakroom

FIRST FLOOR

Bedroom One

3.61m x 3.05m (11'10" x 10'0")

En-suite Shower Room

Lounge

4.51m x 3.62m (14'9" x 11'10")

Landing

SECOND FLOOR

Bedroom Two

3.79m x 2.38m (12'5" x 7'9")

Bedroom Three

2.98m x 2.37m (9'9" x 7'9")

Bedroom Four

2.74m x 2.08m (8'11" x 6'9")

Family Bathroom

Landing

EXTERIOR

Garage

Rear Garden

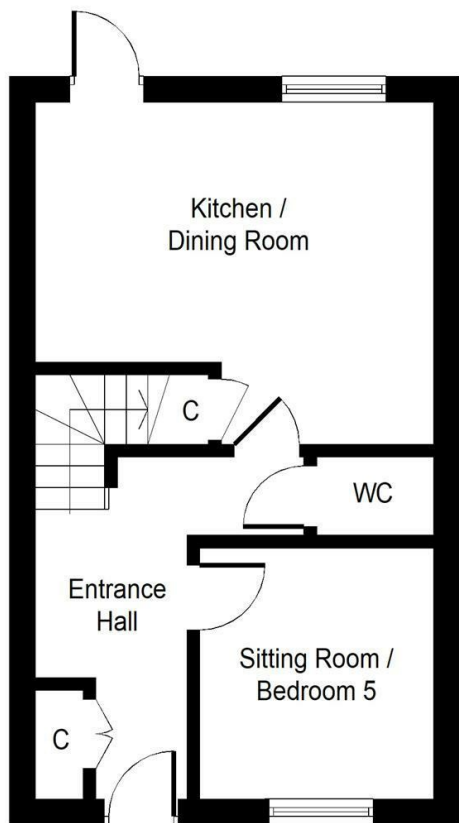
Services

Viewings

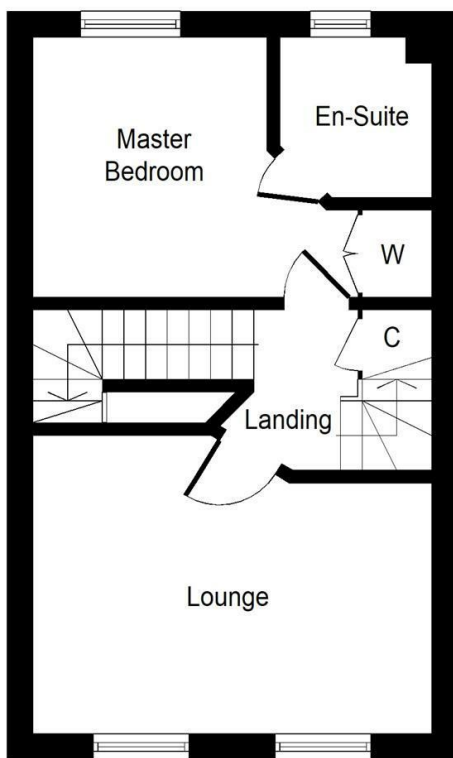
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

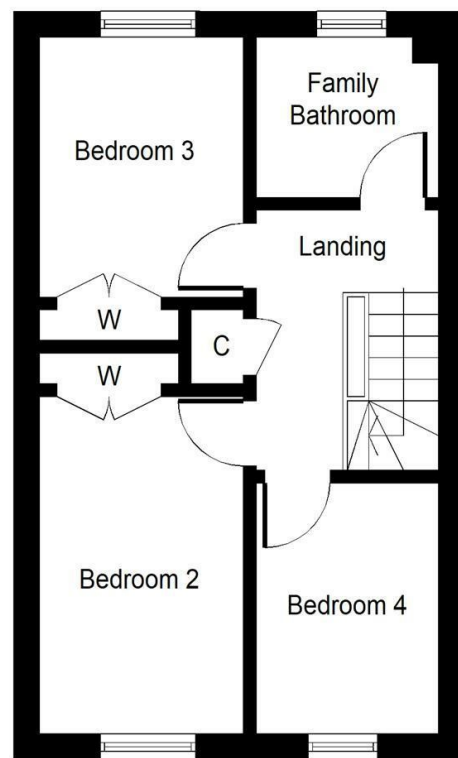
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Ground Floor



First Floor



Second Floor

