

25 Braintree Road, Witham, CM8 2DD



**Freehold**

Guide Price

**£400,000**

to

**£425,000**

Subject to contract

**3** bedrooms  
**1** reception room  
**2** bathrooms





## Some details

### General information

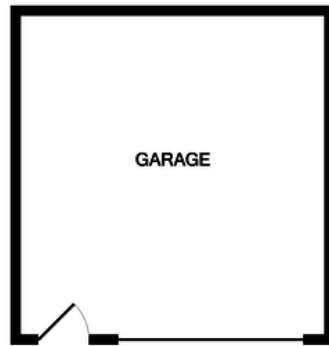
Situated within a short walk of Witham's mainline railway station is this rarely available three/four bedroom semi detached house. The property benefits from three bedrooms, two bathrooms, lounge, kitchen/diner, utility room, garage with potential annexe space above and off road parking.

Accommodation comprises front door leading through to an entrance hall which gives access to all ground floor accommodation and stairs rising to the first floor. The lounge measures 13'1 by 12'8 at its maximum features a bay window to the front aspect with window seat beneath and a feature fireplace with log burner. The kitchen/diner measures 14'8 by 12'9 with an open leading through to the utility room and French doors leading out to the garden. The kitchen benefits from a range of eye and base level units set into worktop surfaces, electric oven and hob with extractor fan above, one and a half bowl sink and drainer. The utility room features further worktop with space for appliances beneath, built in storage cupboard and a door to the ground floor bathroom which features panel enclosed bath, low level W.C, wash hand basin and a window to the rear aspect.

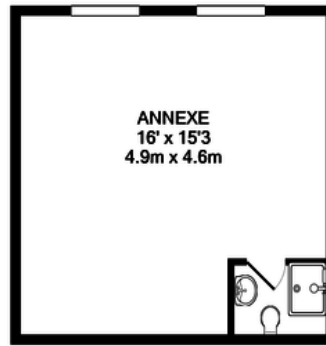
To the first floor the landing gives access to all accommodation with bedroom one located to the front of the property with fitted wardrobes, sash window to the front aspect and a door leading through to the en-suite shower room with shower cubicle, low level W.C and wash hand basin. Bedroom two measures 12'10 by 6'11 with a built in cupboard and sash window to the rear. Whilst bedroom three measures 10'11 by 9'8 with a sash window to the rear.



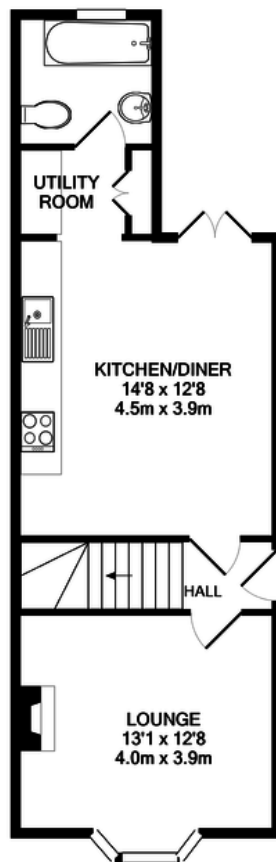
This rarely available semi detached house benefits from three/four bedrooms, lounge, kitchen/diner, two bathrooms, garage with annexe potential above and off road parking.



GARAGE  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.6 SQ.M.)



ANNEXE  
APPROX. FLOOR  
AREA 245 SQ.FT.  
(22.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1378 SQ.FT. (128.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Lounge**  
13' 1" x 12' 8" (3.99m x 3.86m)

**Kitchen/dining room**  
14' 8" x 12' 8" (4.47m x 3.86m)

**Utility area**  
6' 6" x 3' 3" (1.98m x 0.99m)

**Bathroom**  
6' 6" x 6' 5" (1.98m x 1.96m)

**Landing**

**Bedroom one**  
12' 8" x 11' 1" (3.86m x 3.38m)

**Ensuite**  
7' 11" x 4' (2.41m x 1.22m)

**Bedroom two**  
15' 5" x 6' 11" (4.7m x 2.11m)

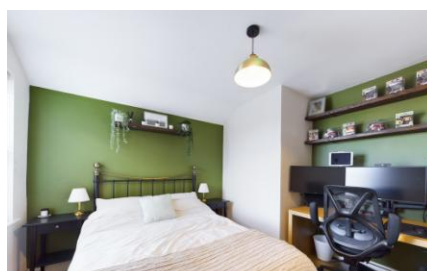
**Bedroom three**  
10' 11" x 9' 8" (3.33m x 2.95m)



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### Outside

The property is approached via a shared driveway to the side of the property that leads to off road parking for two vehicles. There is also access to a good size garage via electric up and over door which could provide parking for further vehicles. There is a separate external door in the garage with stairs rising to the first floor where there is a room measuring 16' by 15'3 and contains kitchen worktop space, two windows to the rear aspect and access to a further shower room with shower cubicle, low level W.C and wash hand basin.

The low maintenance rear garden commences with a decked seating area with the remainder of the garden laid to hard standing with a number of mature bushes and shrubs and enclosed by panel fencing.

### Location

Witham has a busy High Street complemented by a choice of supermarkets, banks, shops, bars and restaurants as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre and Benton Hall Golf & Country Club. The town's railway station serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - LC

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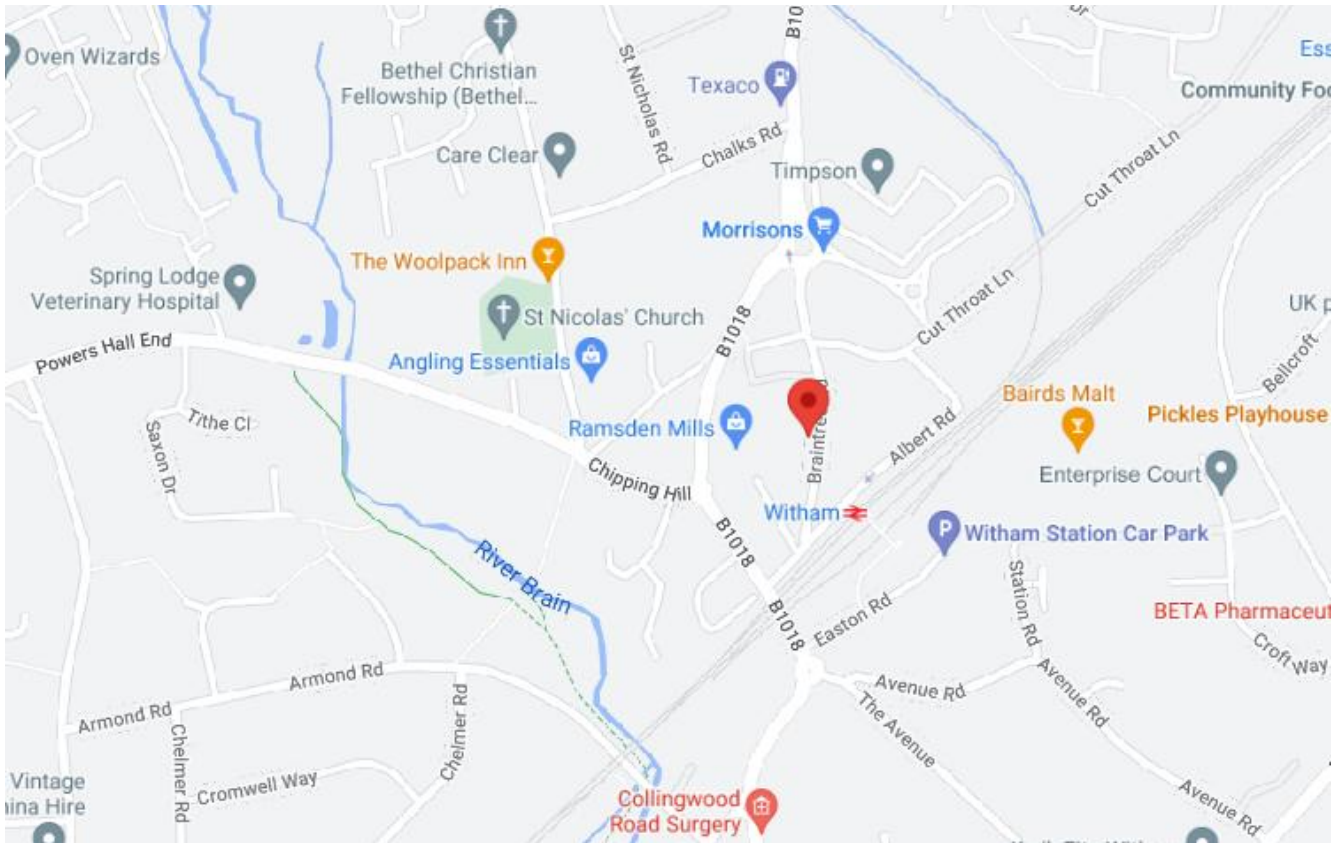
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01376 516 464.



## Directions

From Newland Street in Witham proceed into Collingwood Road, follow Collingwood Road to the end turning left at the mini-roundabout past the train station. At the next roundabout take the third exit into Braintree Road.

To find out more or book a viewing

# 01376 516 464

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