



## PEMBROKE COTTAGE, TIPTREE ROAD

Great Braxted, Witham, CM8 3EJ

OFFERS OVER £400,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Three Bedrooms plus En Suite
- Popular Location in this Sought after village
- Lounge with Wood Burning Stove
- Double Glazed Throughout
- Two Receptions and Porch
- Garage and Parking
- Landscaped Garden
- NO ONWARD CHAIN





## Property Description

### THE PROPERTY

Located in the popular village of Great Braxted is this modern three bedroom end of terraced family home. The ground floor of the property comprises of an entrance porch leading to a well proportioned lounge with feature log burner and bay window.

The modern kitchen/breakfast room has integrated appliances and double doors leading to the rear garden with access to the downstairs w/c. To the first floor is an upstairs bathroom as well as three bedrooms with an en-suite to the main bedroom and integrated wardrobes to bedroom one and two.

To the rear of the property is a landscaped garden with a

good sized patio area with the remainder of the garden being artificial lawn with access to an allocated parking space and garage.

### THE LOCATION

Pembroke Cottage is situated within the popular area of Great Braxted, on the western edge of the village of Wickham Bishops just a short distance from the Benton Hall Golf and Country Club.

The latter has the usual village amenities including shops and public houses, and there is a wider selection of shops at the market towns of Witham and Maldon and the large variety of outlets at Chelmsford shopping centres.

For the commuter there is a mainline station at Witham with

direct links to London Liverpool Street and there are access points onto the A12 trunk roads.

### ENTRANCE PORCH

### LOUNGE

15' 11" x 13' 10"

### KITCHEN/DINER

15' 11" x 11' 6"

### CLOAKROOM

### FIRST FLOOR

### LANDING

### **BEDROOM 1**

11' 7" x 11' 7"

### **EN SUITE**

### **BEDROOM 2**

8' 9" x 7' 6"

### **BEDROOM 3**

6' 11" x 7' 6"

### **BATHROOM**

### **OUTSIDE, GARAGE AND PARKING**

To the rear of the property is a landscaped garden with a

good sized patio area with the remainder of the garden being artificial lawn with access to an allocated parking space and garage.

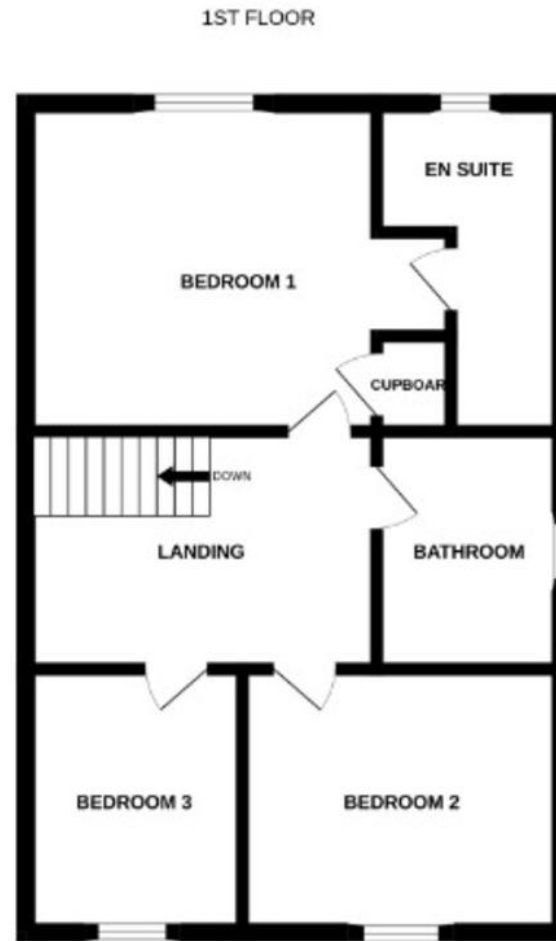
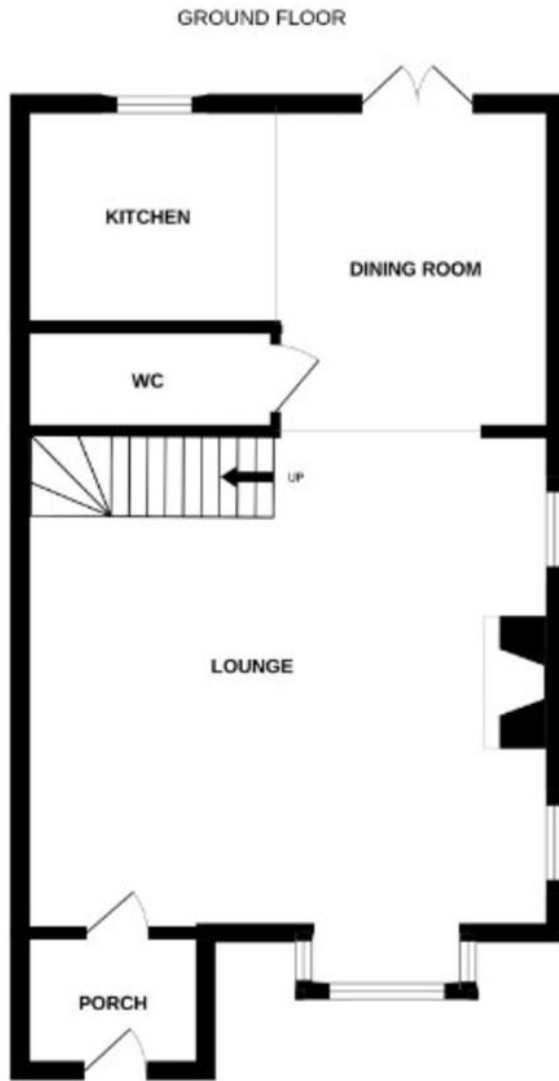
### **COUNCIL TAX, SERVICES AND TENURE**

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

Tenure - Freehold





## COUNCIL TAX BAND

Tax band D

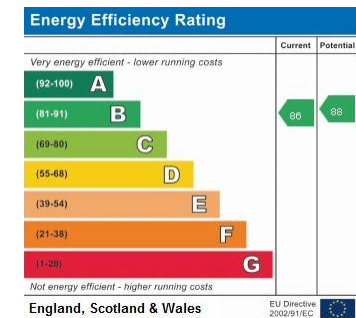
## TENURE

Freehold

## LOCAL AUTHORITY

Maldon District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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