



**Haygreen Road**  
Witham, CM8 1FS

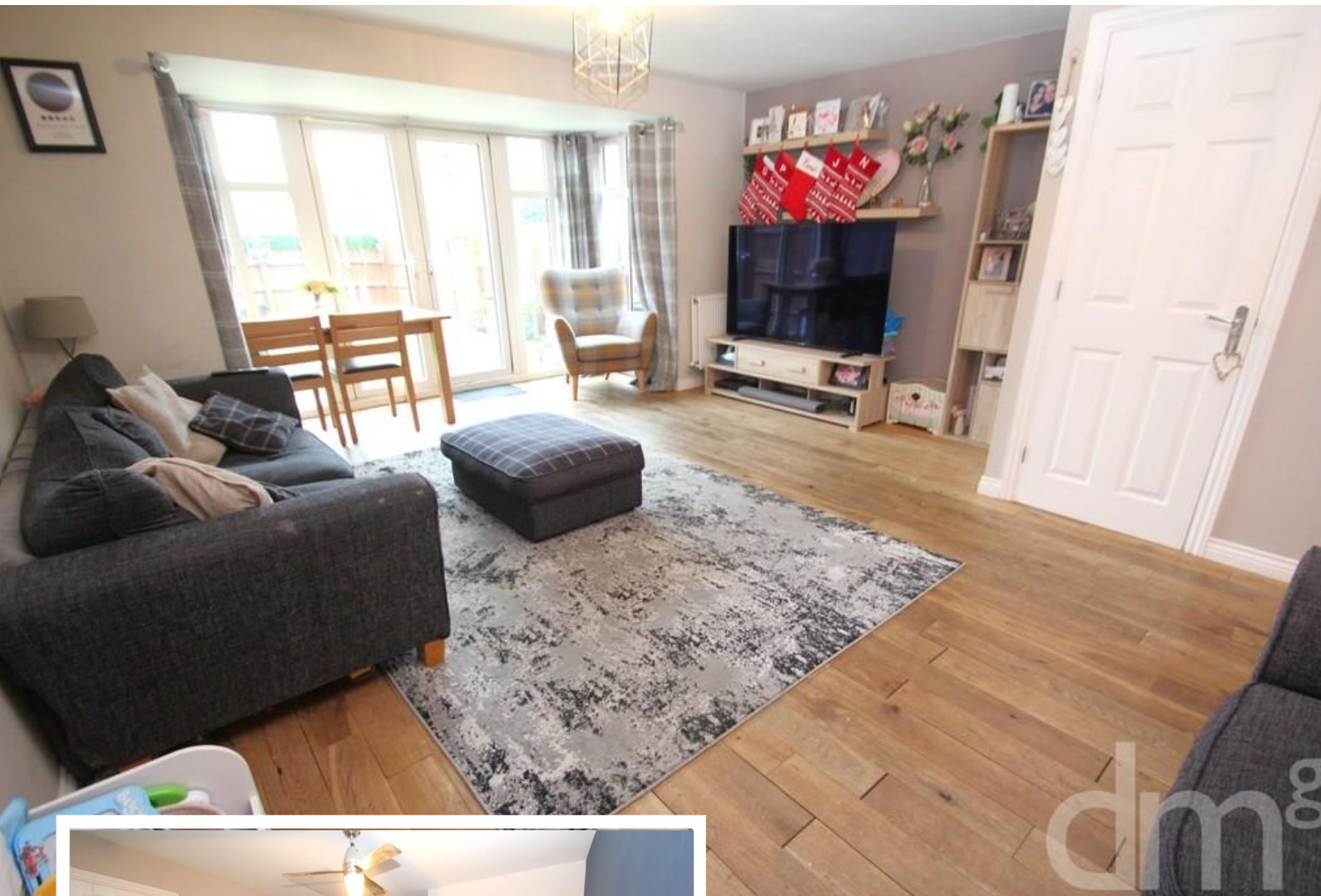
**Offers In Excess Of £425,000**  
EPC Rating 'C'

- Four Bedroom Semi -detached House
- Garage & Parking
- Bedroom One with Dressing Room & Ensuit
- Sought After Witham Location





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## Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom semi-detached house in the popular town of Witham with its A12 access and mainline station and excellent range of shops, schools and local amenities. The property offers versatile family accommodation comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom, landing, three bedrooms and a family bathroom, second floor landing, bedroom one with dressing room and ensuite shower room. Outside the property has a garage, parking and an enclosed rear garden. Viewing is advised to appreciate the setting and space the property offers.





#### ENTRANCE HALL

Entrance to the property is made via part a glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, wooden flooring door to:

#### LOUNGE/DINING ROOM

20' x 15' (6.1m x 4.57m) Max Measurement A spacious living room with TV aerial and telephone point, two radiators, storage cupboard, wooden flooring, the room is lit by fully glazed double doors and window to rear aspect.

#### KITCHEN/BREAKFAST ROOM

10' x 8' (3.05m x 2.44m) Being well lit by window to front aspect, the kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and draws and cupboards under, matching range of eye level wall mounted units, integrated gas hob and electric oven, washing machine, dishwasher and fridge/freezer, wall mounted gas fired boiler, splash tiling, radiator.



#### CLOAKROOM

White suite with low flush WC, pedestal wash hand basin, window to front aspect, splash tiling, tiled floor, radiator.

#### LANDING

Stairs rising to second floor landing, airing cupboard, door to:



#### BEDROOM TWO

14' 3" x 8' 5" (4.34m x 2.57m) Max Measurement Window to rear aspect, radiator.

#### BEDROOM THREE

12' x 8' 5" (3.66m x 2.57m) Window to front aspect, radiator.

#### BEDROOM FOUR

9' x 6' 4" (2.74m x 1.93m) Window to rear aspect, radiator.



#### FAMILY BATHROOM

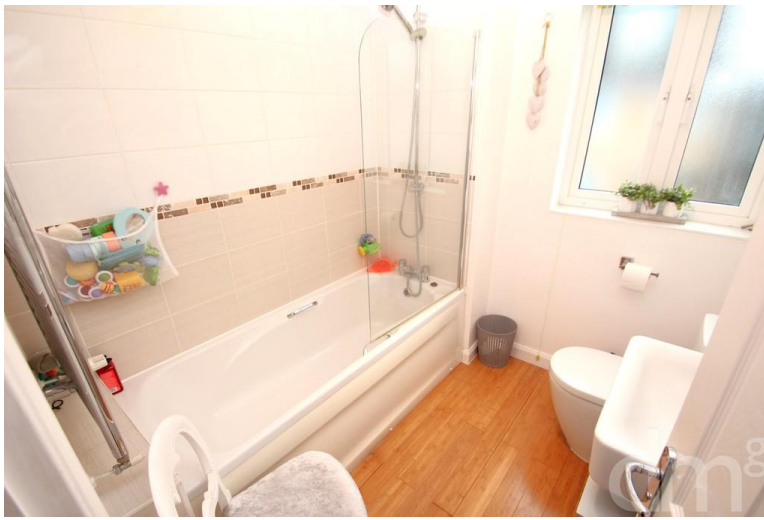
Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, radiator, window to front aspect.

#### SECOND FLOORING LANDING

Door to:

#### BEDROOM ONE

Two skylight windows to rear aspect, two radiators, archway to:



#### DRESSING ROOM

9' 5" x 4' 3" (2.87m x 1.3m) Fitted range of wardrobes with hanging rail and shelving, door to:

#### ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, double shower cubical, splash tiling, window to front aspect, radiator.

#### OUTSIDE

To the rear of the property there is parking leading to a garage with up and over door. Rear garden being enclosed by panel fencing, paved patio, artificial grass.



#### AGENTS NOTE

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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