



**Benton Close, Witham, CM8 1JT**

**welcome to**

**Benton Close, Witham**

\*\* GUIDE PRICE £325,000 - £335,000 \*\* William H brown are pleased to offer this outstanding two bedroom semi-detached bungalow that has undergone extensive refurbishment so is well presented throughout and conveniently situated within walking distance to Town Centre and Railway Station.



## Hallway

Cupboard housing boiler.

## Kitchen

11' 9" x 5' 5" ( 3.58m x 1.65m )

Double glazed window to side aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Integrated microwave. Integrated four ring electric hob with overhead extractor fan. Plumbing and space for washing machine. Space for fridge freezer.

## Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

Double glazed window to front aspect. Engineered oak flooring. Vertical radiator.

## Lobby

Loft access. Radiator.

## Bedroom One

8' 2" x 13' 7" ( 2.49m x 4.14m )

Double glazed window to rear aspect. Vertical radiator.

## Shower Room

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail. Tiled walls and flooring.

## Bedroom Two

7' 2" x 9' 1" ( 2.18m x 2.77m )

Vertical radiator.

## Conservatory

9' 7" x 9' 2" ( 2.92m x 2.79m )

Brick built. Double glazed windows all around. Radiator.

## Exterior

Landscaped rear garden with patio seating area and remainder laid to lawn. Summer house. Workshop.

## Workshop

9' 2" x 17' ( 2.79m x 5.18m )

## Parking

Driveway providing off street parking.



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## Benton Close, Witham

- Two Bedroom Bungalow
- Solar Panels
- Refurbished Throughout
- Walking Distance to Town Centre & Railway Station
- Off Street Parking

Tenure: Freehold EPC Rating: A  
Council Tax Band: B

guide price

**£325,000 - £335,000**



Floor Plan



Garage

The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com.



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Property Ref:  
BTR109509 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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