3 bedrooms
2 reception rooms
2 bathrooms
Ground floor cloakroom

Freehold
Guide Price
£330,000
Subject to contract
Particulars for 29 Town End Field, Witham, CM8 1EU
Some details

**General information**
Guide Price £330,000 to £340,000
This three bedroom house has been extended and finished to a high specification. This naturally light and open plan living offers three good size bedrooms and ample size garden.

In brief, accommodation comprises of a double glazed door leading into a spacious entrance hall which gives access to all ground floor accommodation. The study gives access to the ground floor cloakroom which has a double glazed obscure window to the front, a white suite comprising of a low level W.C and wall mounted wash hand basin with mixer tap. The open plan kitchen/diner has a double glazed window to the rear, one and a half bowl sink inset to quartz worktop, range of wall and base units incorporating cupboards and drawers, under unit lighting and kickboard lighting. There is a four ring induction hob with extractor hood above, integrated double oven, integrated dishwasher and breakfast bar. A good size dining area gives access through into the living area with two velux windows, window to the rear and French doors to the side opening out to the garden. A door leads through into the utility room which has an integrated washing machine and door giving access to the storage area which used to be the garage and has two double doors to the front leading to the parking.

The first floor landing gives access to all three bedrooms and the family bathroom. Bedroom one is ample size with elevated ceiling, double glazed window to the rear, down lighting and access through to the dressing room with built in fitted cupboards and drawers, door to the en-suite shower room. The en-suite has been finished to a high specification and has an obscure window to the rear, double shower cubicle, low level W.C and a wall mounted wash hand basin. Bedroom two and three are situated to the front of the property both benefitting from built in wardrobes. The family bathroom has a double glazed obscure window to the front, panel enclosed bath with shower over, concealed W.C and feature wash hand basin with mixer tap.

This extremely well presented and extended property is situated within the Chipping Hill Primary school catchment area and has the benefit of open plan living and a good size rear garden.
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LOUNGE
11' x 10'10
3.35m x 3.30m

KITCHEN/DINER
20'10 x 11'11
6.36m x 3.64m

STORAGE
10'4 x 9'7
3.15m x 2.92m

STUDY
7'6 x 7'2
2.29m x 2.18m

GROUND FLOOR
APPROX. FLOOR AREA 647 SQ.FT,
(60.1 SQ.M.)

WC
7'6 x 3'10
2.29m x 0.97m

ENTRANCE HALL

UTILITY ROOM
7'5 x 3'2
2.29m x 0.97m

STAIRS

STAIRS

CUPBOARD

WARDROBE

WARDROBE

1ST FLOOR
APPROX. FLOOR AREA 907 SQ.FT
(47.1 SQ.M.)

BEDROOM ONE
13'11 x 11'2
4.24m x 3.40m

BEDROOM TWO
11'8 x 8'5
3.55m x 2.56m

BEDROOM THREE
10'7 x 6'5
3.23m x 1.96m

DRESSING ROOM
7' x 6'10
2.14m x 2.08m

LANDING

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 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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Cloakroom
7' 6" x 3' 2" (2.29m x 0.97m)

Study
7' 6" x 7' 2" (2.29m x 2.18m)

Kitchen/dining room
20' 10" x 11' 11" (6.35m x 3.63m)

Utility room
7' 3" x 4' 2" (2.21m x 1.27m)

Lounge
11' x 10' 10" (3.35m x 3.3m)

Bedroom one
13' 11" x 11' 2" (4.24m x 3.4m)

Dressing room
7' x 6' 10" (2.13m x 2.08m)

Ensuite
9' 5" x 3' 11" (2.87m x 1.19m)

Bedroom two
11' 8" x 8' 5" (3.56m x 2.57m)

Bedroom three
10' 7" x 6' 5" (3.23m x 1.96m)

Bathroom
7' 5" x 6' (2.26m x 1.83m)

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The outside
The property is approached over a paved driveway providing off road parking for one vehicle. The rear garden commences with a patio area which is retained by brick wall with steps leading up to the remainder of the garden with shingle pathway leading to the foot of the garden where there is a timber shed to remain and the garden is enclosed by wood panel fencing.

Where?
The property has access to the A12 which links to London and the Coast and is only a short distance away from Witham’s mainline railway station with its links to London Liverpool Street (approximate journey time of 40 minutes). Local primary and secondary schools are within walking distance of the property along with Witham’s shops, supermarkets and local amenities. Chelmsford is an approximate ten minute drive away and benefits from numerous shopping centres, retail parks, restaurants, night life and Anglia Ruskin University.

Important information
Council Tax Band - B
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - D

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 the Witham office proceed down Newland Street which joins into Hatfield Road, proceed past the fires station on the right hand side, and just before the Jack & Jenny Public House take a left turn into Maltings Lane, where Town End Field can be found as a turning on your left hand side.

To find out more or book a viewing
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