

64 Laburnum Way, Witham, CM8 2NY



Freehold

**£290,000**

Subject to contract

2 bedrooms  
2 reception rooms  
1 bathroom



This beautifully presented two bedroom extended end of terrace property situated in the sought after location within close proximity of the mainline railway station.

## Some details

### General information

This beautifully presented two bedroom extended end of terrace property situated in the sought after location within close proximity of the mainline railway station. The property has been finished to a high standard and offers a garage and ample off road parking.

In brief, accommodation comprises of a double glazed door and window to the front leading to a spacious porch which in turn gives access to the lounge. The lounge has a double glazed window to the front aspect and double inner doors leading to the kitchen/dining room and a staircase rises to the first floor. The extended kitchen/dining room has been finished to a high standard and offers a one bowl sink inset to roll edge worksurface with a range of wall and base units with cupboards and drawers, double oven, four ring electric hob with stainless steel extractor above, space and plumbing for dishwasher and washing machine. There is also a good size storage cupboard housing a combi boiler and access providing to a large extension which is a good size dining room with double glazed double doors to the rear leading to the garden, two double glazed velux windows and door giving access to the ground floor cloakroom which has a double glazed obscure window to the side aspect, low level W.C and a wash hand basin.

To the first floor the landing gives access to the two bedrooms and the modern four piece family bathroom with double glazed obscure window to the rear aspect, panel bath with shower attachment, low level W.C, vanity wash hand basin and a shower cubicle. Bedroom one is a double room with double glazed window to the front aspect and built in storage cupboard. Bedroom two is also a double room with a double glazed window to the rear aspect.

### Lounge

14' 10" x 13' 11" (4.52m x 4.24m)

### Kitchen/dining room

20' 1" x 13' 11" (6.12m x 4.24m)

### Cloakroom

5' 2" x 2' 7" (1.57m x 0.79m)

### Landing

### Bedroom one

11' 10" x 10' 8" (3.61m x 3.25m)

### Bedroom two

14' 2" x 8' 3" (4.32m x 2.51m)

### Bathroom

11' 3" x 5' 5" (3.43m x 1.65m)

### The outside

The property is approached via ample off road parking with a resin driveway which leads to a detached garage with up and over door. There is also a further gravelled parking area to the front and the front garden is mainly laid to lawn. There is side access leads to the rear garden which commences with a paved patio area with the remainder mainly laid to lawn and timber shed to remain. The garden also has raised beds ideal for flowers and shrubs.

### Where?

Witham has a busy High Street complemented by a choice of supermarkets, as well as a choice of schools and the recreational facilities offered at the Bramston Sports Centre. 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 - B

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

Tenure - Freehold

EPC rating - tbc

### Directions

Proceed from the centre of Witham along Collingwood Road, pass the railway station into Braintree Road, continue past the Morrison's roundabout and at the next roundabout turn right into Rickstones Road, turning right into Dorothy Sayers Drive and veer right again into Laburnum Way.

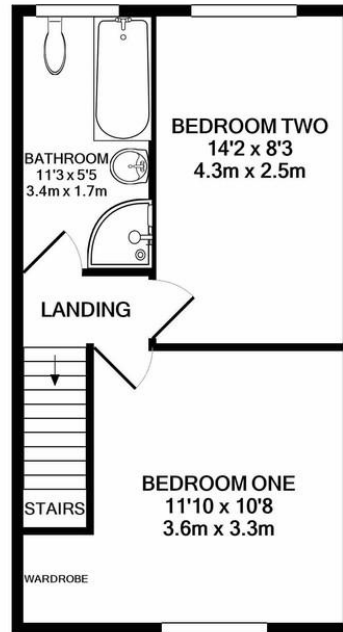
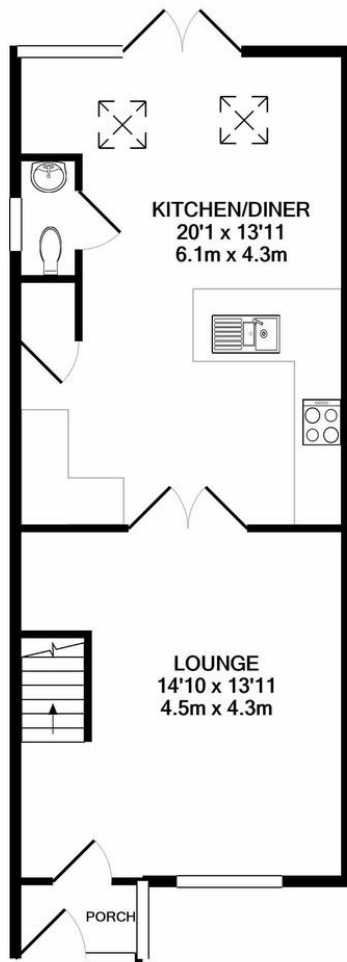
### Further information

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.6 SQ.M.)**

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To find out more or book a viewing

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