

oakheart

£375,000

Asking Price

Elizabeth Avenue, Witham





Presenting an exceptional opportunity to acquire a 3-bedroom end terrace-terrace property in the highly sought-after area of Witham. This home perfectly balances comfort and convenience, featuring a thoughtfully designed layout and appealing attributes throughout.

Upon entry, you are greeted by a charming entrance porch, which sets a welcoming tone for the warmth that flows throughout the residence. The ground floor reveals a spacious lounge, ideal for both relaxation and entertaining. Adjacent to the lounge is the kitchen diner, equipped with modern appliances and ample storage, facilitating a seamless transition to the rear garden through a set of

double patio doors. This design fosters an effortless indoor-outdoor connection, perfect for al fresco dining experiences.

Ascending to the first floor, you will find a generous landing area providing access to all three bedrooms and the family bathroom showcasing contemporary amenities. Each bedroom is well-proportioned, offering substantial storage solutions in both the primary and secondary rooms.

Externally, the property features a fully enclosed Westerly-facing rear garden which is accessible from an alley leading from the front

to the side gate., complete with a spacious patio area leading to a lush lawn that connects to a sizable summerhouse, which includes a working shower room. This beautifully presented outdoor space offers an ideal setting for relaxation and enjoyment. Additionally, homeowners will appreciate the convenience of two driveway parking spaces at the front, ensuring ease of access for residents and guests alike.

















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>®</sup>  
94.82 m<sup>2</sup>  
1020.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Braintree District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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