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£500,000

Price Guide
Guithavon Rise, Witham

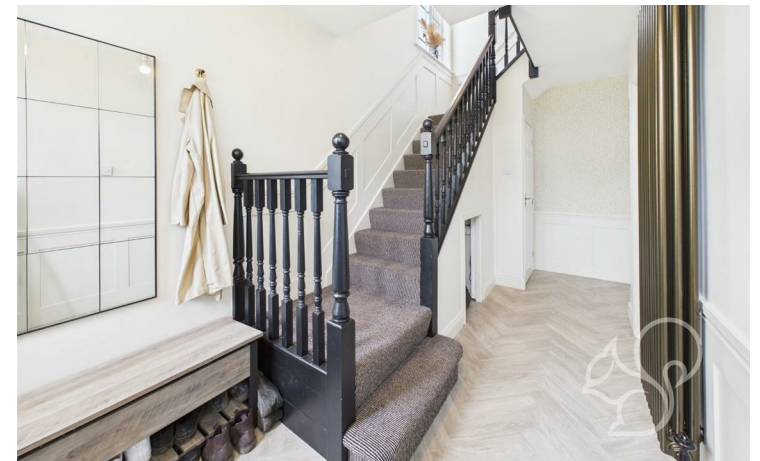
*** Price Guide £500,000 - £525,000***

A rare opportunity to purchase an exceptional family home on Guithavon Rise, one of Witham's most sought-after private cul-de-sacs. Set in the very heart of Witham, the home is perfectly positioned for families, with shops, schools, and public transport all just a short stroll away. The blend of privacy, community, and accessibility makes Guithavon Rise a highly desirable address in the area. Ideally situated less than ten minutes' walk from the mainline station, this home offers convenient access to London and beyond.

This spacious three bedroom semi-detached house features a low-maintenance rear garden, beautifully designed with an attractive slabbed patio throughout and a very generous lawned area—perfect for relaxing or entertaining outdoors.

The property welcomes you with a bright, spacious entrance hall featuring contemporary wood-effect flooring and a striking dark balustrade staircase, setting a stylish tone from the outset. There is practical built-in storage and a bench, ideal for family living and keeping everyday essentials neatly tucked away. The main living room is spacious and light-filled, with a bay window, feature fireplace, and

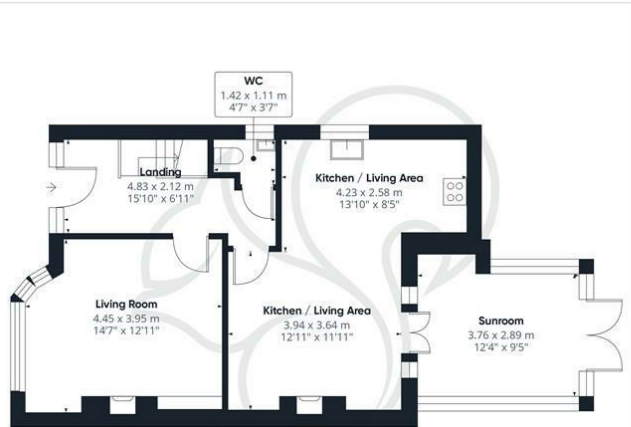
bespoke shelving—ideal for relaxing or entertaining. A modern cloakroom adds convenience. The low-maintenance rear garden features an attractive slabbed patio and generous lawn, perfect for outdoor dining and play. The principal bedroom is a tranquil haven with a wide window, soft décor, plush carpet, built-in storage, and a feature fireplace—offering ample space for a king-size bed. The second bedroom boasts a full wall of wardrobes and a bay window, making it ideal for guests or children. The third bedroom is bright and versatile, perfect as a child's room, nursery, or study.



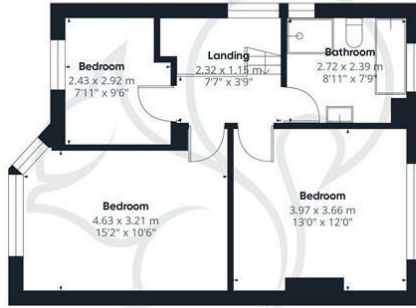




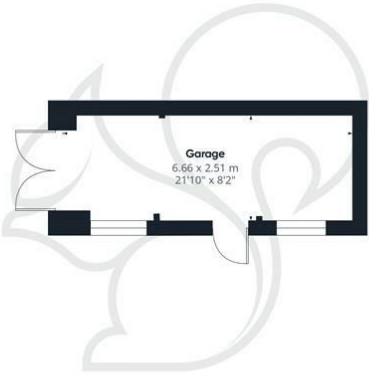




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[®]
125.4 m²
1350 ft²

(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

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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