



Charlotte Way, WITHAM CM8 2TZ

welcome to

Charlotte Way, WITHAM

Located in the heart of Witham, just a short stroll from the town centre and railway station, this beautifully presented four-bedroom detached home offers the perfect balance of space, style, and convenience.





Ground Floor



First Floor



Garage

Entrance Hall

Shower Room

10' 4" x 4' (3.15m x 1.22m)

Kitchen

13' x 9' (3.96m x 2.74m)

Reception Room / 5th

Bedroom

11' x 10' (3.35m x 3.05m)

Lounge

17' 8" x 11' 8" (5.38m x 3.56m)

Utility Room

17' 8" x 8' 3" (5.38m x 2.51m)

First Floor

Bedroom One

13' 11" max x 11' 2" max (4.24m max x 3.40m max)

Bedroom Two

10' 7" max x 8' 7" max (3.23m max x 2.62m max)

Bedroom Three

12' x 11' 3" (3.66m x 3.43m)

Bedroom Four

8' 5" x 7' 5" (2.57m x 2.26m)

Bathroom

8' 11" x 6' 3" (2.72m x 1.91m)

External

Driveway

Garage

17' 7" x 8' 2" (5.36m x 2.49m)

Rear Garden

This 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.focalagent.com

welcome to

Charlotte Way, WITHAM

- Four/five bedroom detached family home
- Garage plus additional off-street parking for 5 vehicles
- Private south facing rear garden
- Cul-de-sac location
- Walk to town centre

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE115955



Property Ref:
CHE115955 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk