



**Elgar Drive, WITHAM CM8 1DL**

**welcome to**

**Elgar Drive, WITHAM**

Beautifully presented four bedroom detached family home. Family bathroom, en-suite to master and downstairs cloakroom. Large open plan 'L' shaped lounge into dining room, kitchen and utility room. Garage and driveway offering off road parking.



## Location

Witham has a variety of shops along its High Street as well as two shopping precincts. There are also primary and secondary education facilities nearby. Maltings Academy Secondary School Ofsted rating outstanding in 2020. Chipping Primary School Ofsted rating outstanding in 2012. Howbridge Primary schools Ofsted Good rating in 2013. Witham is bypassed by the A12 which leads to Chelmsford to the South and Colchester to the North. The A120 can be joined at Braintree which is just a short driveway and gives good access to Stansted Airport and M11. The mainline station at Witham which is easily accessed has a fast and frequent service to London Liverpool Street.

## Entrance Hall

Front door into. Amtico flooring, radiator, window to side, stairs rising to first floor with understairs cupboard. Double oak doors into :-

## Cloakroom

Window to side. Low level w.c, vanity wash hand basin, heated towel rail and Amtico flooring.

## Lounge

25' x 12' 1" ( 7.62m x 3.68m )

Three windows to side and one window to rear. Gas feature fireplace, marble hearth and wooden mantle. Two radiators.

## Dining Room

12' 1" x 11' ( 3.68m x 3.35m )

Amtico flooring, French doors into garden and open aspect into garden. Radiator.

## Kitchen

10' 1" x 9' 1" ( 3.07m x 2.77m )

Window to side. Large single sunken sink with flexi mixer hose, adjoining work surfaces with tiled splash backs. Under cupboards, drawers and base units. Integrated appliances include full size fridge, dishwasher, 4 ring gas hob with extractor over and double oven, Amtico flooring.

## Utility Room

6' x 5' 1" ( 1.83m x 1.55m )

Single sink, work surfaces, cupboard, washing machine and tumble dryer. Wall mounted boiler and Amtico flooring. Window to side.

## Lobby

Amtico flooring, radiator, door into utility room. Connects kitchen to dining room.

## First Floor

### Landing

Window to side, radiator, airing cupboard and access to loft.

### Bedroom One

14' max x 10' ( 4.27m max x 3.05m )

Two windows to front and radiator. Built in double wardrobes and single wardrobes.

### Ensuite

Half tiled four piece suite. Low level w.c, floating wash hand basin, 1 1/2 shower cubicle, panel enclosed bath and window to front. Tiled floor and heated towel rail.

### Bedroom Two

12' max x 10' max ( 3.66m max x 3.05m max )

Window to rear, radiator and built in single wardrobe.

### Bedroom Three

13' 1" max x 9' max ( 3.99m max x 2.74m max )

Dual aspect window to rear and window to side. Radiator and single built in wardrobe.

### Bedroom Four

16' 1" x 7' 1" ( 4.90m x 2.16m )

Window to front and radiator.

### Bathroom

Half tiled four piece suite. low level w.c, floating wash hand basin, single shower, panel enclosed bath, vinyl flooring, window to side and heated towel rail.

## Exterior

## Garage And Driveway



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## Elgar Drive, WITHAM

- Detached family home
- Four bedrooms
- Bathroom, en-suite and cloakroom
- Lounge & dining room
- Utility room

Tenure: Freehold EPC Rating: C

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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