



**Armiger Way, Witham CM8 2UY**

**welcome to**

**Armiger Way, Witham**

Immaculately presented four bedroom detached home. Recently renovated and extended. Two reception rooms, kitchen, utility room and cloakroom. Ensuite and bathroom. Three quarter garage and driveway offering off road parking. Close to Witham town centre and mainline railway station into London



## 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 Porch

Window to front and entrance door into. Radiator and engineered wood flooring.

## Cloakroom

Fully tiled two piece suite. Low level w.c, wall mounted wash hand basin, heated towel rail and window to front.

## Lounge

20' 2" x 11' 1" ( 6.15m x 3.38m )  
Window to front. Double patio doors to rear. Two radiators and engineered wooden flooring.

## Dining Room

10' 5" x 13' 4" ( 3.17m x 4.06m )  
Window to front. Stairs rising to first floor, engineered wood flooring. Under stairs cupboard.

## Kitchen / Diner

16' 2" x 13' 4" ( 4.93m x 4.06m )  
Two windows to rear. Door to side. Two velux windows. Fitted kitchen with single sink unit and adjoining wooden surfaces. Tiled splash backs, under cupboards, drawers and matching eye level and base units. Integrated appliances include dishwasher, Belling 5 ring gas cooker and extractor hood over. Space and plumbing for American style fridge/freezer. Tiled flooring and radiator.

## Utility Room

7' 1" x 6' 2" ( 2.16m x 1.88m )  
Single sink , worksurfaces and tiled splashbacks. Cupboards, washing machine and tumble dryer. Tiled flooring and radiator.

## First Floor

### Landing

Access to loft. Boiler cupboard.

### Bedroom One

11' 5" x 11' 3" ( 3.48m x 3.43m )  
Window to front. Radiator and built in slider wardrobes.

### Ensuite

Fully tiled three piece suite. Low level w.c, floating vanity wash hand basin, shower, heated towel rail and window to front.

### Bedroom Two

10' x 10' 2" ( 3.05m x 3.10m )  
Window to front and radiator.

### Bedroom Three

10' x 7' 3" ( 3.05m x 2.21m )  
Window to rear, radiator and woodland views.

### Bedroom Four

8' x 8' 5" ( 2.44m x 2.57m )  
Window to rear. Woodland views and radiator.

## Bathroom

Window to rear. Fully tiled three piece suite. Low level w.c, panel enclosed bath with shower over, heated towel rail and airing cupboard.

## Exterior

### Front

Driveway to front. Three quarter garage which has been fully boarded and plenty of storage.

### Rear Garden

Indian sand stone paved patio. Astro lawn. Enclosed by panel fencing and offering wood land views. Sleeper raised flower beds.



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welcome to

## Armiger Way, Witham

- Extended four bedroom detached home
- Recently renovated
- Kitchen, utility room and cloakroom
- Lounge & dining room
- Bathroom and ensuite

Tenure: Freehold EPC Rating: C

guide price

**£475,000**



Please note the marker reflects the postcode not the actual property

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