

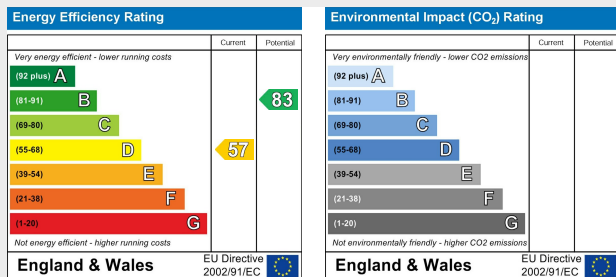
Paul Mason Associates



Maldon Road, Witham, CM8 1HU
Offers in excess of £900,000

- Detached bungalow
- Four/five bedrooms
- Ensuite to bedroom one
- Bathroom and shower room
- Lounge, dining room and sitting room
- Fitted kitchen and separate utility
- Double garage
- Large and secluded plot measuring 0.44 acres
- Backing onto Benton Hall golf course
- EPC - D

An executive detached residence offering capacious accommodation which is versatile and comprises four/five double bedrooms and three large reception rooms, on a plot of approx, 0.44 acres. There is a fitted kitchen which is extensively fitted kitchen which overlooks the rear and a separate utility room. The main bedroom benefits from an ensuite shower room plus there is a family bathroom and additional shower room. The property is approached via two sets off gates leading to a large in-out driveway providing ample parking with access to a double garage. The rear garden commences with a large paved terrace ideal for entertaining and overlooking a secluded garden with well maintained lawns and display flower beds. The property is situated on the edge of the town backing onto Benton hall golf course, within a short distance of the train station and High Street. The bungalow is close to open farmland and a short drive to the the A12 with good road links to the M25 and East Anglia. The residence needs to be viewed to fully appreciate the size of the accommodation and gardens, and is available with NO ONWARD CHAIN.



Distances

Witham Train Station (1.5 miles)

Witham High Street (0.9 miles)

A12 North & South bound (1.8 miles)

Chelmsford City Centre (10 miles)

All distances are approximate

Accommodation

Entrance Lobby

Glazed entrance door with side screens and windows to both sides.

Tiled floor and half glazed door to:

Entrance Hall

Tiled floor and coved ceiling with inset lighting. Access to loft space.

Dado rail. Double width storage cupboard and further storage cupboard.

Lounge

8.56m x 4.56m (28'1" x 14'11")

Bay window to front. Sliding patio doors to side and rear. Ornate coved ceilings.

Dining Room

3.93m x 3.87m (12'10" x 12'8")

Window to front. Ornate coved ceilings and dado rail.

Sitting Room

4.51m x 3.87m (14'9" x 12'8")

Window to rear. Coved ceiling and dado rail.

Kitchen

4.36m x 3.33m (14'3" x 10'11")

Window to rear. Range of units extensively fitted to eye and base level complimented with granite work surfaces and inset sink unit with mixer taps. Built-in double oven, microwave and hob with extractor over. Integrated fridge freezer. Coved ceilings with inset lighting.

Bedroom One

4.68m x 3.76m (15'4" x 12'4")

Skylight window. Fitted furniture including wardrobes, storage cupboards and bedside cabinets.

Ensuite

White suite comprising large 1700mm shower cubicle, pedestal wash hand basin and low level w.c. Half tiled walls and tiled floor. Obscure window to rear and inset ceiling lights.

Dressing Room/Bedroom Five

5.11m x 2.72m (16'9" x 8'11")

Window to side and coved ceilings.

Bedroom Two

3.78m x 3.78m (12'4" x 12'4")

Window to front. Fitted furniture including wardrobes and storage units. Coved ceilings.

Bedroom Three

3.78m x 3.07m (12'4" x 10'0")

Window to front and coved ceilings

Bedroom Four

3.78m x 2.98m (12'4" x 9'9")

Window to front. Coved ceilings and fitted wardrobes.

Family Bathroom

White suite comprising air jet bath with shower over, wash hand basin with vanity unit below and low level w.c. Tiled walls and floor. Heated towel rail. Inset ceiling lights and obscure window to rear.

Shower Room

White suite comprising sauna shower with body jets, wash hand basin with vanity unit below and low level w.c. Tiled walls and floor. Heated towel rail. Inset ceiling lights and obscure window to rear.

Front Garden

Decorative brick wall complimented

with railings to front boundary. Two sets of double gates providing access to a in-out driveway providing ample off street parking with access to the entrance door and double garage. Gate to side leading to the rear garden. Outside lighting. Lawn area to front with flower and shrub border.

Double Garage

Electric up and over door. Power and lighting connected.

Rear Garden

Commencing with a large paved terrace ideal for entertaining and overlooking the remainder of the gardens which are mainly laid to lawn with flower and shrub borders. Timber storage shed. Outside lighting, tap and power socket.

Utility

5.32m x 1.76m (17'5" x 5'9")

Range of units with laminate roll top work surfaces. Window to side.

Services

Gas central heating, mains water and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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