

Paul Mason Associates



Powers Hall End, Witham, CM8 2HE
Offers in excess of £850,000

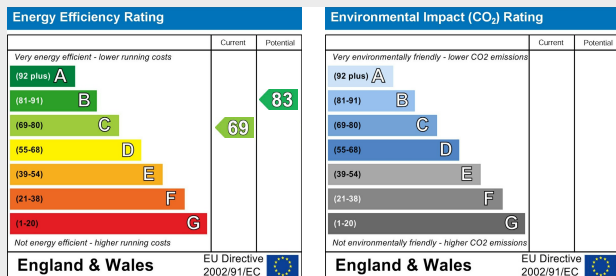
- Close to the train station, wonderful river walks and town centre
- Secluded 0.29 acre plot
- 113' X 72' Rear garden with heated swimming pool and large brick outbuilding with shower facilities
- Five bedrooms
- Refitted ensuite to principal bedroom and refitted family bathroom
- Refitted kitchen with dining and seating area
- Formal lounge
- Utility room and separate cloakroom
- Attached double garage which could be converted into additional living space subject to planning
- EPC - C

An opportunity has arisen to purchase this unique detached family home offering five bedrooms, situated in one of the most sought after roads, on a plot of 0.29 acres and only 0.5 miles from a mainline train station. The Georgian style residence sits behind a listed wall, set back from the road on a secluded plot, with a long driveway to the front providing ample parking and access to a double garage.

The property has been completely modernised by the current vendors in recent years and has scope for increasing the living accommodation into the attached double garage or the option of a two story extension to the side, subject to planning. The living space is accessible from the large entrance hall and includes a large formal lounge with views over the rear garden, plus a refitted open plan kitchen, dining and sitting room area. In addition there is a separate utility room and ground floor cloakroom. The first floor comprises five good sized bedrooms with a refitted ensuite to the principal bedroom and refitted family bathroom.

The rear garden commences with a large paved patio area which opens to an expanding lawn area. To the side there is a brick built detached outbuilding, currently being used as storage but could be converted into a home office, games or hobby room. There is an adjacent shower room with washing and toilet facilities plus a kitchen area. At the rear of the garden is a large paved terrace area incorporating a heated swimming pool, with adjoining raised decking area, ideal for entertaining.

To fully appreciate this unique property an internal viewing is highly recommended.



Location

The property is situated within the most sought after locations in Witham, only a short distance from a mainline station with trains into London Liverpool Street. Within close proximity is the river walk offering scenic walks following the river through open parkland and gives access to the High Street and local schools. Witham has a host of shops, restaurants and bars within the high street, as well as a post office and supermarket. There are two secondary schools as well as a host of junior and infant schools. Witham is just off the A12 which provides good road communication to the M25, London and the East Anglia. London Stansted Airport is only 22 miles away for those needing to travel further-afield.

Distances

Witham Train Station - 0.5 miles
Witham High Street - 0.8 miles
Maltings Accademy - 0.9 miles
A12 - 1.3 miles
London Stansted Airport - 22 miles

All milages are approx.

Accommodation

Ground floor

Large Entrance Hall

Formal Lounge

7.93m x 4.56m (26'0" x 14'11")

Open Plan Kitchen/Dining and Sitting Room Area

7.92m x 2.97m (25'11" x 9'8")

Utility Room

3.38m x 2.49m (11'1" x 8'2")

Refitted Cloakroom

First Floor

Bedroom One

5.13m x 3.24m (16'9" x 10'7")

Refitted Ensuite

Bedroom Two

4.25m x 2.73m (13'11" x 8'11")

Bedroom Three

4.09m x 2.93m (13'5" x 9'7")

Bedroom Four

3.19m x 2.50m (10'5" x 8'2")

Bedroom Five

2.72m x 2.13m (8'11" x 6'11")

Refitted Family Bathroom

Exterior

Double garage

5.12m x 4.88m (16'9" x 16'0")

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

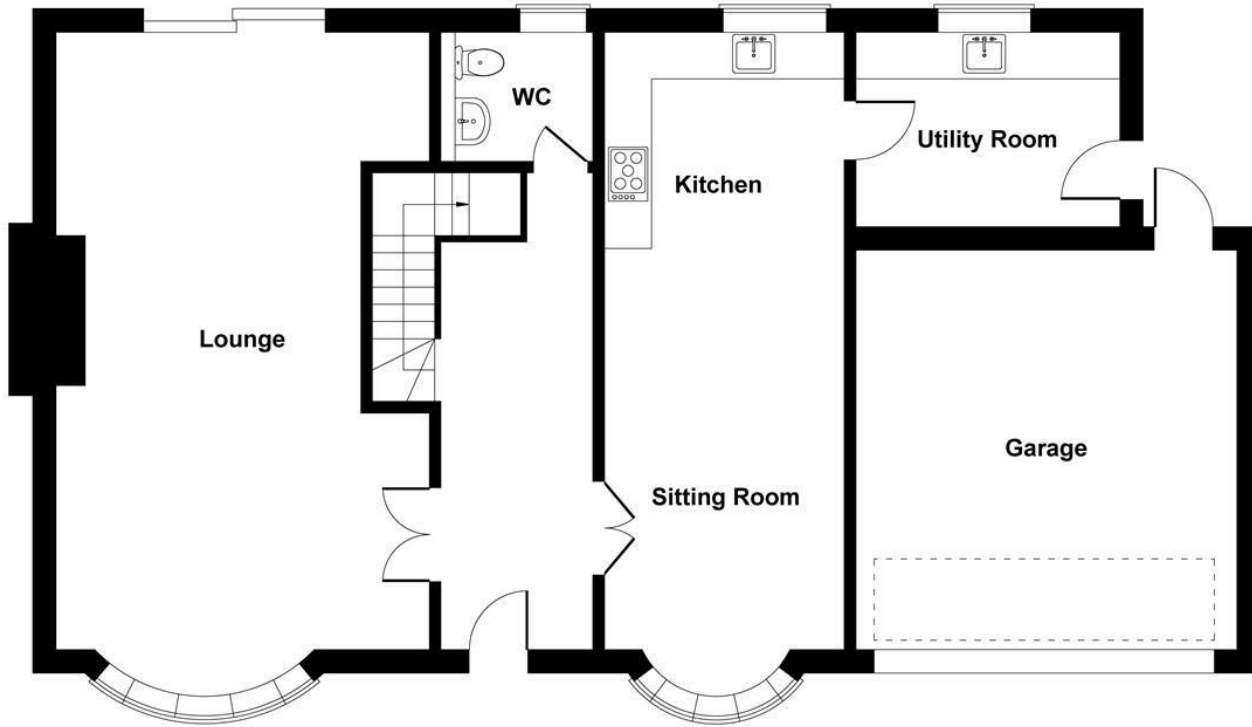
Viewings

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

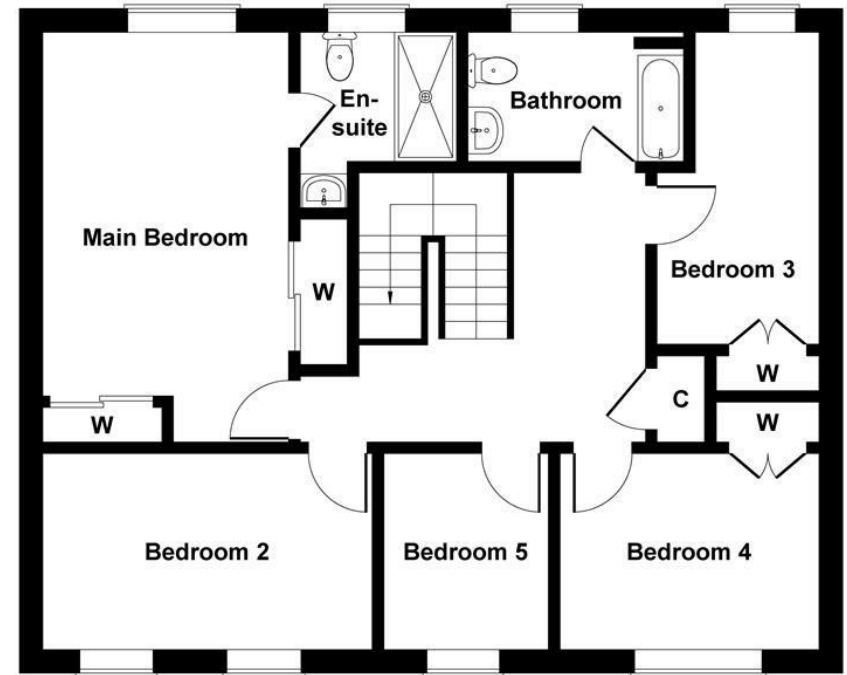
Important Notices

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.

The Firs, Powers Hall End



GROUND FLOOR



FIRST FLOOR



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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