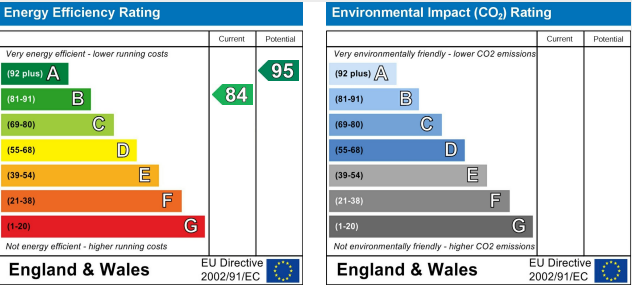


Paul Mason Associates



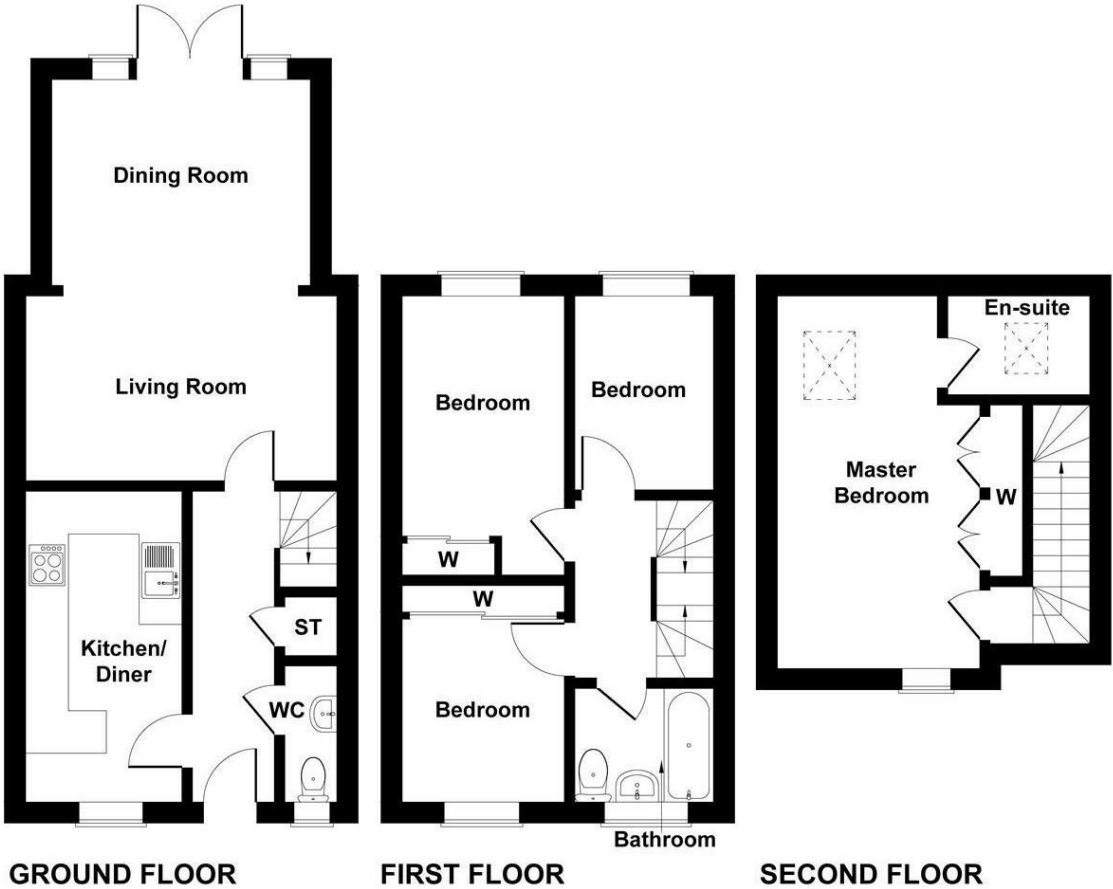
Ager Road, Witham, CM8 1YT
Guide Price £450,000 - £475,000

- Four bedrooms
- Ensuite to the principal bedroom
- Family bathroom
- Lounge
- Dining area
- Improved fitted kitchen with breakfast bar
- Cloakroom
- Parking for two cars
- Extended to the rear of the property
- EPC - B



*** Guide Price £450,000 to £475,000 ***

An extended four bedroom property which was built in 2017 offering well maintained and spacious accommodation. The residence was sympathetically extended by the current vendors to provide an additional reception room, with two roof lanterns, open plan from the lounge and with glazed doors that open to the rear garden. The extensively fitted kitchen has been upgraded and includes granite work surfaces, a host of integrated appliances, breakfast bar seating area and underfloor heating. The principal bedroom suite to the top floor is dual aspect facing the front and rear, and benefits from a fully tiled ensuite shower room. The first floor comprises three good sized bedrooms and a fully tiled family bathroom. Externally the rear garden commences with a patio area with footpath to the rear of the garden which includes a pergola and seating area ideal for entertaining, with an adjacent shed and power connected. The property also benefits from two parking spaces to the side.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Distances

- A12 - 0.5 miles
- Maltings Academy - 1.1 miles
- Witham High Street - 1.2 miles
- Witham Train Station - 1.9 miles
- Hatfield Peverel - 2.1 miles

All mileages are approx.

Location

The property is located within a new development on the outskirts of Witham within easy access to the A12 which provides road links to the M25, London and the East Anglia. The sought after development is only a short distance from a mainline station with trains into London Liverpool Street, making it popular with commuters. The town has a host of shops, restaurants and bars within the high street, as well as a post office, doctors and supermarkets. There are two secondary schools plus a host of junior and infant schools. Witham offers wonderful walks including countryside walks close by through open farmland and a river walk offering scenic routes following the river through to open parkland. London Stansted Airport is only 22 miles away for those needing to travel further-afield.

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge
4.62m x 3.40m (15'1" x 11'1")

Dining Area
3.53m x 2.87m (11'6" x 9'4")

Kitchen
4.74m x 2.49m (15'6" x 8'2")

FIRST FLOOR

Landing

Bedroom
4.12m x 2.60m (13'6" x 8'6")

Bedroom
3.42m x 2.60m (11'2" x 8'6")

Bedroom
3.07m x 1.96m (10'0" x 6'5")

Family Bathroom

SECOND FLOOR

Landing

Bedroom
6.14m x 2.90m (20'1" x 9'6")

Ensuite

EXTERIOR

Front Garden

Rear Garden

Services

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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