



92 Purcell Road, Witham, Essex, CM8 1FF

Price Guide £400,000

- No onward chain
- Bathroom, cloak room and en suite shower room
- Good sized family home
- Four bedrooms
- Enclosed rear garden
- Allocated parking
- Viewing advised



92 Purcell Road, Witham CM8 1FF

Guide price £400,000 to £425,000 Nestled in a tranquil setting and green space to the front, this beautifully presented four-bedroom family home offers a perfect blend of comfort, style, and convenience. Ideally located near the highly acclaimed Chipping Hill Primary School, rated 'Outstanding' by Ofsted, this exceptional residence is a must-see. Upon entering, you are welcomed by a spacious and elegantly appointed lounge and dining area, perfect for both relaxed family living and entertaining guests. The modern fitted kitchen boasts quality appliances, while the ground floor cloakroom adds practicality. French doors open onto the private rear garden, seamlessly extending the living space outdoors. The first floor hosts two generously proportioned double bedrooms, a versatile single bedroom, ideal as a nursery or home office, and a contemporary family bathroom. Occupying the entire top floor, the impressive principal suite features fitted wardrobes, dressing area with an en-suite shower room. Further benefits include an enclosed rear garden and the convenience of two private parking spaces. This exceptional home offers a rare opportunity to acquire a stylish and well-located residence in a desirable community. Early viewing is highly recommended.



Council Tax Band: D



Entrance Hall

Entrance leading to hallway with doors to :

Downstairs Cloakroom

Low Level WC, wash hand basin, radiator.

Fitted Kitchen

10'2" x 8'0"

Double glazed window to front aspect, radiator, range of base and eye level units, integral fridge/freezer, oven, hob and extractor. Splashback, one and half bowl sink and mixer tap set.

Lounge/Dining Room

16'7" x 15'0"

Double glazed French doors with additional windows to side, two radiators.

Stairs to First Floor

Storage cupboard, doors to :-

Bedroom Two

14'5" x 6'8"

Double glazed window to front aspect, radiator.

Bedroom Three

12'5" x 8'6"

Double glazed window to rear aspect, radiator

Bedroom Four

9'0" x 6'6"

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to front aspect, panel bath with mixer tap set, low level WC, wash hand basin, heated towel rail, part tiled walls to compliment.

Stairs to Second Floor

radiator, door to :-

Bedroom One

Two velux windows to rear aspect, radiator, dressing area, door to :-

Ensuite

Double glazed window to front aspect, low level WC, wash hand basin, enclosed shower cubicle, heated towel rail.

Rear Garden

Enclosed rear garden with gate leading to allocated parking for two cars.





Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 