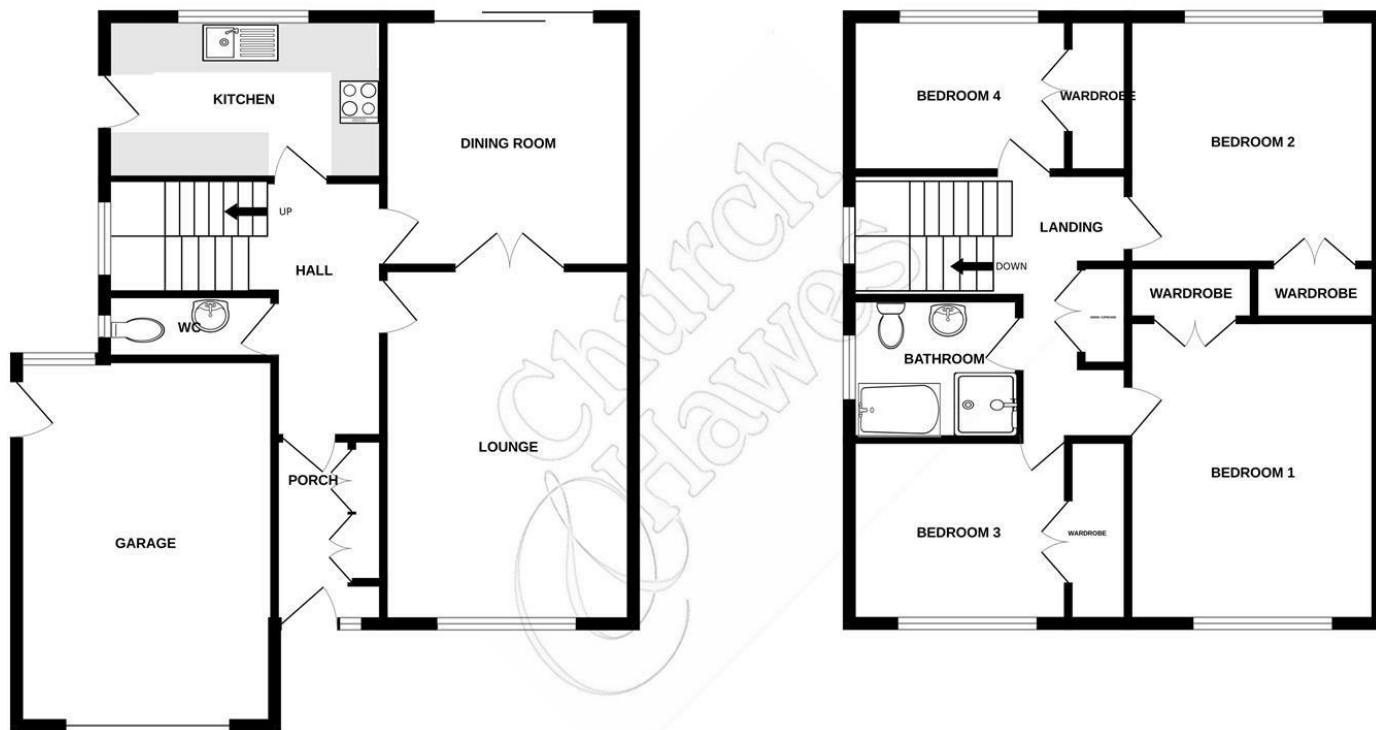


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Janmead, Witham, Essex CM8 2EN

NO CHAIN SALE. Church and Hawes are privileged to bring to the market this lovely family home being sold by its original owner who moved in, in 1971! Janmead is a quiet residential turning located just off Avenue Road, within walking distance of Witham Mainline Station, Witham Town Centre and local amenities. This property is ideal for a family looking for space as well as fulfilling their commuting needs as the A12 is also within easy access.

The accommodation boasts 4 large bedrooms, refitted 4 piece white family bathroom, ground floor WC, lounge and separate dining room overlooking the secluded and un-overlooked 60 x 50' rear garden, and refitted oak style kitchen. Externally to the front elevation there is driveway parking and a large single garage. All with PVCu glazing and gas heating.
MUST BE SEEN AND ENJOYED.

EPC RATING C. TENURE: FREEHOLD. COUNCIL TAX BAND: D.

Price £485,000



ACCOMMODATION

GROUND FLOOR

Half obscure glazed hardwood entrance door to: -

PORCH

Obscure glazed window to front, textured ceiling, radiator, built in double cloaks cupboard, door to:

HALL

Textured ceiling, radiator, stairs rise to first floor.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, electric heated chrome towel rail, white low level w.c. and wash hand basin with tiled splashbacks.

LOUNGE 16'4" x 11'4" (4.98m x 3.45m)

PVCu sealed unit double glazed picture window to front, textured ceiling, radiator, TV point, three wall lights, feature fireplace with raised hearth, display niches and shelves, inset electric fire, double doors to: -

DINING ROOM 11'4" x 11'5" (3.45m x 3.48m)

PVCu sealed unit double glazed sliding patio doors to garden, radiator, textured ceiling.

KITCHEN 13'4" x 7' (4.06m x 2.13m)

PVCu sealed unit double glazed window to rear, stable door to flank, coved cornice to textured ceiling, radiator, tiled visible floor and tiled splashbacks to the rear of the worksurfaces, refitted light oak style kitchen comprising single drainer one and a half bowl sink unit and mixer tap inset work surface with cupboards, integrated dishwasher, washing machine, fridge and cupboard under, adjacent work surface with inset four ring electric hob and extractor fan over, drawers and cupboards under, floor to ceiling unit housing double oven, work surface/breakfast bar with cupboards under, six wall cupboards, pelmet lights, water softener.

FIRST FLOOR

LANDING

Obscure PVCu sealed unit double glazed window to

side, textured ceiling, double airing cupboard, access to loft with ladder, doors to:

BEDROOM 1 13'8" x 11'3" (4.17m x 3.43m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, double built-in wardrobes.

BEDROOM 2 11'7" x 11'4" (3.53m x 3.45m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, double built-in wardrobes.

BEDROOM 3 11'3" x 7'2" (3.43m x 2.18m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, double built-in wardrobes.

BEDROOM 4 10'10" x 7' (3.30m x 2.13m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, double built-in wardrobes.

BATHROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, radiator, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, walk-in shower with power shower and tiled walls, remaining walls half tiled, shaver point.

EXTERIOR

FRONT

Own drive with parking for two cars, side access to rear via hardwood gate, lawns and hedges.

GARAGE

Up and over door, light and power, personal door to rear.

REAR 60' x 50' (18.29m x 15.24m)

Secluded and unoverlooked, commencing with paved patio to neat lawns, vegetable plot, summerhouse, shed, outside tap, cupboard housing gas central heating boiler which was replaced in 2022 and there is a transferable warranty with British Gas until 2027, serving hot water and heating system.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are

in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

- NO CHAIN SALE
- 4 BEDROOMS
- GROUND FLOOR WC
- LOUNGE
- SEPARATE DINING ROOM
- REFITTED KITCHEN
- GARAGE AND PARKING
- 60 x 50 SECLUDED UN-OVERLOOKED REAR GARDEN
- CONVENIENT FOR RAIL STATION & TOWN
- EPC TBC. FREEHOLD. C/TAX D.

