



**Purcell Road, Witham, CM8 1AF**





**welcome to**

**Purcell Road, Witham**

**\*\*GUIDE PRICE £550,000 - £575,000\*\*** William H Brown are pleased to offer this deceptively spacious five double bedroom family home situated in a convenient location of Witham with good access to Witham's Mainline Railway Station and A12.



### **Hallway**

Tiled flooring. Radiator. Stairs to first floor.

### **Lounge**

20' 2" x 10' 6" ( 6.15m x 3.20m )

Double glazed window to front aspect. Double glazed French doors to rear garden. Feature fireplace with gas fire. Tiled flooring. Inset spot lights.

### **Study**

11' 2" x 8' 6" ( 3.40m x 2.59m )

Double glazed window to front aspect. Radiator. Tiled flooring.

### **Kitchen / Diner**

17' 3" x 12' 4" ( 5.26m x 3.76m )

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a butler sink. Space for range cooker. Extractor fan. Plumbing and space for dishwasher and washing machine. Tiled flooring. Inset spot lights. Pantry. Under floor heating.

### **Cloakroom**

Obscure double glazed window to rear aspect. Low level WC. Hand wash basin. Radiator.

### **First Floor Landing**

Double glazed window to rear aspect. Two radiators. Airing cupboard.

### **Bedroom One**

20' x 26' 4" ( 6.10m x 8.03m )

L'shaped. Two double glazed windows to front aspect. Double glazed window to side aspect. Three radiators.

### **En-Suite**

Obscure double glazed window to rear aspect. Walk in shower. Low level WC. Pedestal hand wash basin. Heated towel rail. Built in cupboard. Laminate flooring.

### **Bedroom Two**

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Obscure double glazed window to rear aspect. Panel enclosed bath. Walk in shower. Low level WC. Hand wash basin.

### **Second Floor Landing**

Double glazed skyline window. Eves storage.

### **Bedroom Four**

22' 7" max x 10' max ( 6.88m max x 3.05m max )

Double glazed window to front aspect. Double glazed skyline window. Two radiators. Eves storage. Loft access.

### **Bedroom Five**

17' 4" x 10' 8" ( 5.28m x 3.25m )

Double glazed window to front aspect. Double glazed skyline window. Two radiators.

### **Shower Room**

Double glazed skyline window. Walk in shower. Low level WC. Hand wash basin. Radiator.

### **Garden**

Landscaped rear garden commencing with patio area then remainder laid to lawn which is raised and leads to further seating area with pergola. Mature trees. Enclosed by fencing.

### **Games Room**

16' 9" x 9' 7" ( 5.11m x 2.92m )

Double glazed window to rear aspect. Space for fridge / freezer and dryer. Wall mounted boiler. Power and lighting. Door leading to

### **Garage / Parking**

19' 1" x 9' 6" ( 5.82m x 2.90m )

Driveway leading to garage with double doors. Power and lighting.



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welcome to

## Purcell Road, Witham

- Five Bedroom Family Home
- En-Suite to Master
- Deceptively Spacious
- Landscaped Rear Garden
- Games Room

Tenure: Freehold EPC Rating: C

guide price

**£550,000 - £575,000**



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Property Ref:  
BTR108934 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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