

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.





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

quide price

£550,000 - £575,000

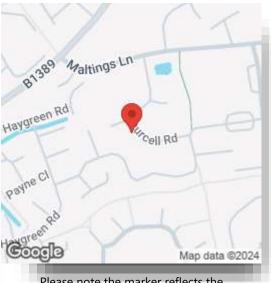


This floor plan is for illustrative purposes only. It is not drawn to acids. Any measurements, floor small processing any total floor small, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purposes and they do not form part of any agreement. No liability is taken for any enter, certainties or make they upon the any purpose and proceedings of the proceedi









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Property Ref: BTR108934 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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