



Witham Road, Cressing, Braintree, CM77 8PB



welcome to

Witham Road, Cressing, Braintree

* CHAIN FREE* *GUIDE PRICE £375,000 - £400,000* William H Brown are pleased to present this spacious and well-presented three-bedroom semi-detached home, ideally positioned within the popular village of Cressing. Occupying a generous plot and offering excellent access to the A120 and A131.



Lounge

15' 7" x 12' 4" (4.75m x 3.76m)

Double glazed window. Radiator. Feature fireplace. Carpets.

Dining Room

11' 6" x 8' 10" (3.51m x 2.69m)

Stairs to first floor. Wood effect flooring. Radiator.

Kitchen

11' 8" max x 8' 8" max (3.56m max x 2.64m max)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric. Overhead extractor fan. Wood effect flooring. Tiled splash backs.

Utility Room

7' 9" x 9' 1" (2.36m x 2.77m)

Double glazed window. Plumbing and space for washing machine and dishwasher. Space for fridge freezer. Radiator. Tiled flooring. Double glazed door to rear garden.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

Obscure double glazed window. Side panel bath with overhead shower attachment. Low level WC. Vanity hand wash basin.

Landing

Bedroom One

15' 7" max x 11' 2" max (4.75m max x 3.40m max)

Double glazed windows. Radiator. Carpets.

Bedroom Two

9' 4" x 12' 4" (2.84m x 3.76m)

Double glazed window. Radiator. Carpets.

Bedroom Three

8' 2" x 9' 2" (2.49m x 2.79m)

Restricted head height. Double glazed window. Radiator. Carpets.

Garden

Landscaped rear garden commencing with large paved patio seating area. Remainder laid to lawn. An abundance of mature trees and shrubs. Shed. Cabin to the rear.

Cabin

12' 7" x 12' 7" (3.84m x 3.84m)

Parking

Off street parking for multiple cars.



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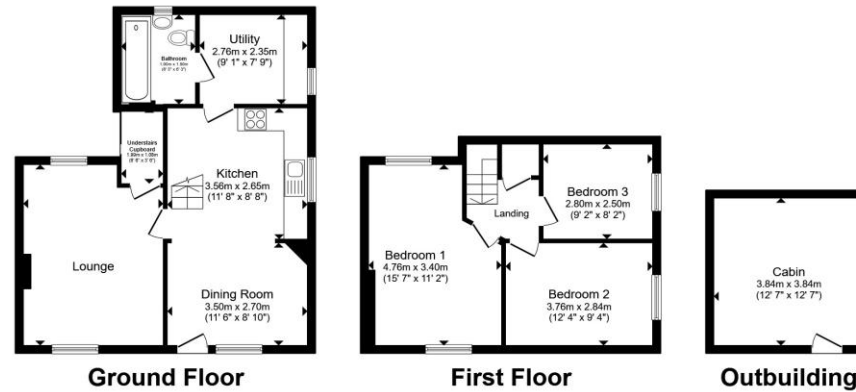


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- Chain Free
- 3 Bedroom Semi-Detached House
- Separate Utility Room
- Gas Central Heating
- Double Glazing

Tenure: Freehold EPC Rating: E
Council Tax Band: C



guide price

£375,000 - £400,000

Total floor area 105.3 m² (1,134 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110257 - 0003

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william h brown



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