



**Britten Crescent, Witham CM8 1QE**



**Welcome to**

**Britten Crescent, Witham**

Located in catchment for CHIPPING HILL PRIMARY SCHOOL and presented in EXCELLENT ORDER THROUGHOUT, is this three/four bedroom townhouse OVERLOOKING GREENSWARD with SOUTH FACING LANDSCAPED GARDEN.



### Entrance Porch

Part glazed door to:-

### Entrance Hall

Stairs rising to first floor with cupboard under, doors to:-

### Cloakroom

White comprising of low level WC and pedestal basin.

### Study

11' 10" x 7' 8" ( 3.61m x 2.34m )

Double glazed UPVC window to front.

### Kitchen Diner

17' Max x 14' 9" ( 5.18m Max x 4.50m )

Double glazed UPVC window and French doors to rear opening to the garden, modern fitted kitchen comprising of one and half bowl sink and drainer set in wooden work surfaces with tiled splashbacks, cooker with extractor over, integrated fridge, freezer, dishwasher and washing machine.

## First Floor

### Landing

Double glazed UPVC sash window to front, stairs rising to second floor.

### Lounge

14' 9" x 13' ( 4.50m x 3.96m )

Double glazed UPVC window to rear.

### Bedroom

16' x 8' 2" ( 4.88m x 2.49m )

Double glazed UPVC sash window to front.

## Second Floor

### Landing

Loft access, airing cupboard, doors to:-

### Bedroom One

11' 7" x 11' 3" Plus Recess ( 3.53m x 3.43m Plus Recess )

Double glazed UPVC window to front, door to:-

### Ensuite

Double shower, low level WC and vanity basin.

### Bedroom Three

13' 4" x 8' 7" ( 4.06m x 2.62m )

Velux skylight window to rear.

### Bathroom

Velux skylight window to rear, white suite comprising of panel bath, low level WC and pedestal basin, part tiled walls.

## Outside

### Front

Overlooking attractive greensward, with forecourt driveway providing off road parking.

### Rear Garden

South facing, enclosed by panel fence and laid to lawn with raised decked seating area, pergola and raised beds, gated rear access to additional parking.



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welcome to

## Britten Crescent, Witham

- Three / Four Bedrooms
- South Facing Garden
- Driveway
- Complete Onward Chain
- Well Presented Throughout

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

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104566 - 0003

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