

Paul Mason Associates



Highfields Road, Witham, CM8 2HH

Guide price £600,000

- Four/five bedrooms
- Air conditioning unit fitted to bedroom one
- Second floor shower room, first floor family bathroom and ground floor shower room
- Open plan living area comprising kitchen, dining and seating area
- Separate lounge
- Utility room
- Cinema room/potential annexe and separate Office, store room and shed
- Landscaped rear garden with porcelain paving and ample parking to the front
- Witham Train Station 0.6 miles away
- EPC - D

A beautifully modernised four/five-bedroom family home, ideally positioned on one of the area's most sought-after roads, offering stylish open-plan living, landscaped gardens, and a versatile detached outbuilding currently utilised as a cinema room with kitchenette.

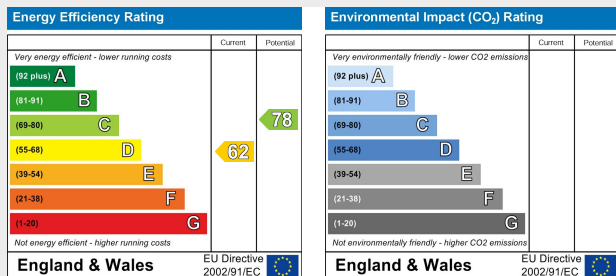
This impressive residence provides spacious and flexible accommodation throughout, comprising four well-proportioned bedrooms, including a principal bedroom a enjoying far-reaching views and benefiting from a contemporary en-suite shower room. A refitted family bathroom serves the first floor, while a further modern shower room is conveniently located on the ground floor.

The accommodation is approached via an inviting entrance hall, leading into the heart of the home – a stunning open-plan living space incorporating a contemporary fitted kitchen with central island, dining area, and family seating space, perfect for modern family life and entertaining. In addition, there is a separate lounge to the front of the property and a cleverly concealed utility room.

Externally, the property continues to impress with beautifully landscaped gardens featuring a porcelain-paved terrace and matching pathway leading to a second seating area at the rear. A particular highlight is the collection of outbuildings, including a cinema room with kitchenette offering potential for annexe accommodation (subject to the necessary planning consents), a home office, store room, and additional shed, creating exceptional versatility for a variety of lifestyles.

To the front, the property benefits from ample off-road parking, a storage shed, and gated side access to the rear garden.

The location is equally appealing, situated close to the picturesque River Walk, providing scenic routes through Witham to the High Street and mainline railway station, approximately 0.6 miles away. A range of well-regarded infant, junior and secondary schools, along with doctors' surgeries, shops and local amenities, are all within easy r



Distances

Witham Train Station - 0.6 miles

Witham High Street - 0.7 miles

Maltings Academy - 0.5 miles

A12 - 1.6 miles

London Stansted Airport - 22.4 miles

All milages are approx.

Accommodation

Entrance Hall

Lounge

3.98m x 3.64m (13'0" x 11'11")

Kitchen, Dining and Sitting Room Area

7.74m x 5.19m > 3.14m (25'4" x 17'0" > 10'3")

Utility Room

2.17m x 1.22m (7'1" x 4'0")

Ground Floor Shower Room

2.21m x 1.20m (7'3" x 3'11")

First Floor Landing

Bedroom Two

3.341m x 3.178m (10'11" x 10'5")

Bedroom Three

3.36m x 3.20m (11'0" x 10'5")

Bedroom Four

2.10m x 2.04m (6'10" x 6'8")

Family Bathroom

2.27m x 2.10m (7'5" x 6'10")

Second Floor Landing

Bedroom One

3.51m x 3.35m (11'6" x 10'11")

Shower Room

1.98m x 1.68m (6'5" x 5'6")

EXTERIOR

Rear Garden

Cinema Room/Potential Annexe

5.83m x 3.05m (19'1" x 10'0")

External Office

Store Room and Workshop

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective

purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Important Notice

Under Section 21 of the 1979 Estate Agents Act, we must declare that the vendor of this property is an employee of Paul Mason Associates.





Paul Mason Associates

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