

oakheart

£375,000

Offers In Excess Of
Pennyroyal Crescent, Witham



Nestled in the desirable Pennyroyal Crescent in Witham, this charming corner-positioned house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is designed to accommodate both comfort and practicality, complimented with a bathroom and ensuite providing added convenience and privacy for family members or guests.

The house is set on a generous plot, offering potential for

extension, allowing you to tailor the space to your specific needs and preferences. The corner position not only enhances the property's appeal but also provides a sense of openness and light, making it a welcoming environment for all.

In addition to the ample living space, the property includes dedicated parking and a garage, ensuring that you have plenty of room for vehicles and storage. This feature is particularly valuable in today's busy lifestyle, where convenience is key.

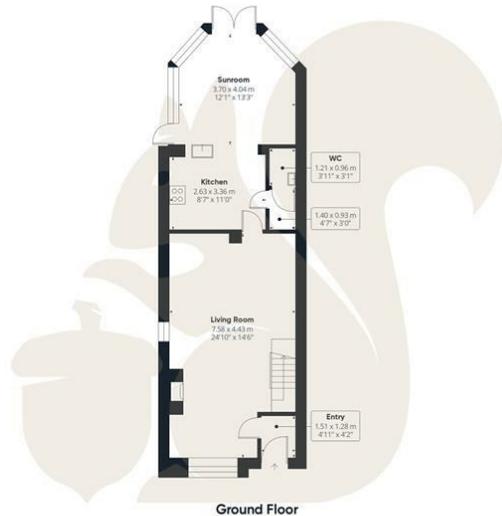
With its prime location in Witham, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a rare find, combining space, potential, and a fantastic location. Don't miss the chance to make this house your new home.











Ground Floor



Floor 1



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Approximate total area⁽¹⁾

100.8 m²
1086 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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