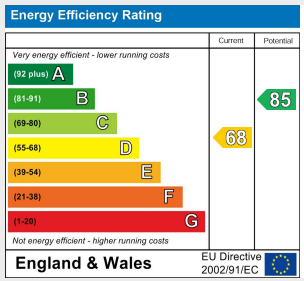
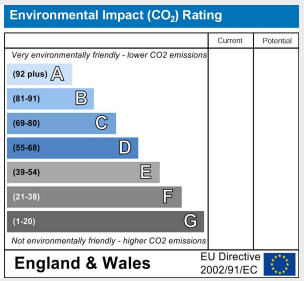
Paul Mason Associates

Pitt Avenue, Witham, CM8 1JQ

Guide price £350,000

- Spacious three-bedroom semi-detached home
- Well-positioned in a popular Witham location
- Bright open-plan lounge/diner with garden access
- Modern renovated kitchen with integrated appliances
- Separate utility room with extra appliance space
- Two double bedrooms with fitted storage
- Four piece family bathroom and downstairs cloakroom
- Approx. 90ft private rear garden with seating areas
- Driveway space for 2 vehicles
- EPC - D





GUIDE PRICE £350,000 - £375,000.....We welcome to market this spacious and well-presented three-bedroom semi-detached home, ideally positioned in a good location within Witham. The property was extended to the side, creating a particularly generous entrance hallway which leads to a ground floor WC and a separate study, offering excellent flexibility and potential use as a fourth bedroom.

The ground floor offers a bright and airy open-plan lounge/dining area, enhanced by dual aspect windows and double doors opening directly onto the rear garden. There is also a stylish media wall to finish the living area. The kitchen has been recently renovated and is finished to a modern standard, complete with a range of integrated appliances including a double oven and dishwasher. A separate utility room provides further practical space, with room for a washing machine, tumble dryer and fridge/freezer.

Upstairs, the property offers three good-sized bedrooms, comprising two doubles and a single. Both double bedrooms benefit from fitted cupboards with hanging rails, as well as additional space for wardrobes. The first floor is completed by a well-appointed four-piece family bathroom, featuring both a separate shower and bath.

Externally, the rear garden is a standout feature of the home. Measuring approximately 90ft, it is spacious, private and not overlooked. There is a patio area close to the property, along with a raised seating area further up the garden, perfectly positioned to enjoy the sun. The garden also includes a greenhouse and allotment area to the rear, making it ideal for keen gardeners or families seeking generous outdoor space. To the front, the property benefits from a spacious driveway providing parking for two cars, along with side access leading through to the rear garden.

Overall, this is an excellent family home offering versatile accommodation, a modern kitchen, generous living space and an impressive rear garden in a sought-after Witham location.

Distances
Witham Train Station - 1.4 miles
Lift Maltings Academy - 1 miles
Witham High Street - 0.8 miles
A12 - 1.4 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
5.00m (max) x 3.36m (16'4" (max) x 11'0")

Dining Room
2.84m x 2.54m (9'3" x 8'3")

Kitchen
2.75m x 2.54m (9'0" x 8'3")

Utility Area
2.75m x 1.83m (9'0" x 6'0")

Study/Bedroom Four
3.58m x 1.83m (11'8" x 6'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One
3.99m (max) x 3.38m (13'1" (max) x 11'1")

Bedroom Two
3.45m x 3.43m (11'3" x 11'3")

Bedroom Three
2.87m x 1.6m (9'4" x 5'2")

Family Bathroom
2.44m x 2.44m (8'0" x 8'0")

EXTERIOR

Approx 90ft Rear Garden

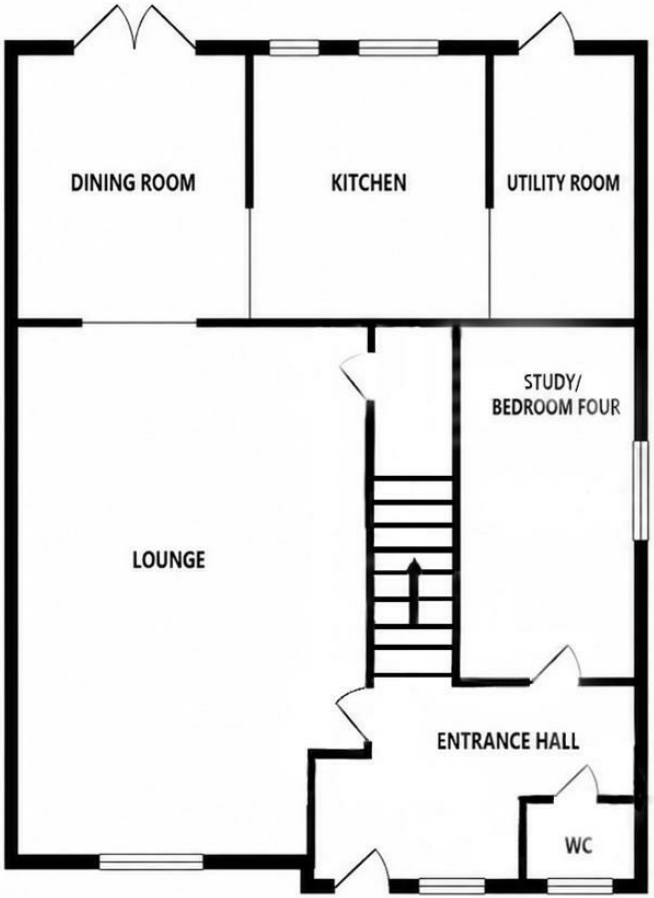
Driveway

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

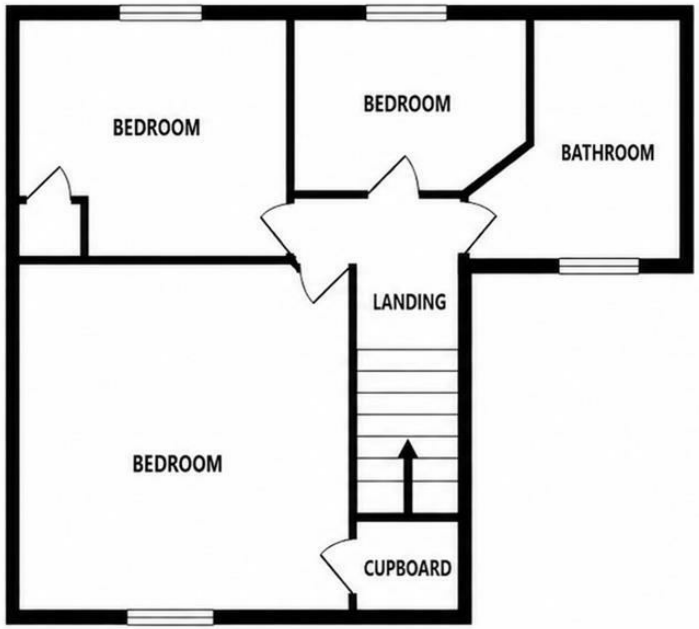
Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

GROUND FLOOR



1ST FLOOR



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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

OFT Approved code

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