



Halfacres, Witham

An extended and well-presented three-bedroom semi-detached home offering spacious and versatile accommodation of approximately 1,022 sq. ft. Arranged over two floors, the property features generous reception space, a modern kitchen, two bathrooms and a versatile rear extension, complemented by a private driveway and an attractive, low-maintenance rear garden. Ideally positioned close to schools, amenities and Witham railway station, this is an excellent home for families and commuters alike.

Guide price £370,000

Halfacres

Witham, CM8



- Extended three-bedroom semi-detached family home.
- Spacious sitting room opening into a separate dining area, ideal for family living and entertaining.
- Modern fitted kitchen with integrated appliances leading to a versatile play room/garden room extension.
- Ground floor shower room and first floor family bathroom.
- Approximately 50ft enclosed rear garden with patio seating areas, artificial lawn and timber shed.
- Private driveway providing off-road parking and side access.
- Well presented throughout with double glazing and gas central heating.
- Conveniently located close to local schools, Witham town centre and Witham railway station with direct services to London Liverpool Street.

The Property

Occupying a popular residential position, this attractive family home has been thoughtfully extended to create flexible living space suited to modern lifestyles. The welcoming entrance hall leads into a generous dual-aspect sitting room, which flows seamlessly into the dining area, providing an excellent space for both everyday living and entertaining.

The contemporary fitted kitchen offers a range of modern units, integrated appliances and ample worktop space, with direct access to the impressive rear play room/garden room. This versatile extension is flooded with natural light and could equally serve as a family room, children's playroom, home office or additional reception space overlooking the garden.

A practical ground floor shower room adds further flexibility for busy households and guests.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom currently used as a home office. These are served by a modern family bathroom fitted with a contemporary white suite and separate shower enclosure.

The property has been well maintained throughout and offers buyers the opportunity to move straight in while still providing scope for personalisation if desired.

The Outside

To the front, the property benefits from a private driveway providing off-road parking alongside a neatly presented front garden. Secure gated side access leads to the enclosed rear garden, extending to approximately 50ft.

Designed for ease of maintenance, the rear garden features artificial lawn, patio seating areas and established borders, creating an ideal setting for children to play, outdoor entertaining or simply relaxing. A timber garden shed provides useful external storage.

The Area

Halfacres is a popular residential road situated within easy reach of Witham town centre, offering a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. The property is particularly well placed for families, with several well-regarded primary and secondary schools nearby.

For commuters, Witham railway station is within easy reach, providing fast and direct services to London Liverpool Street, while the nearby A12 offers excellent road links towards Chelmsford, Colchester and the M25.

Further Information

Tenure - Freehold

Council Tax - Braintree Band C

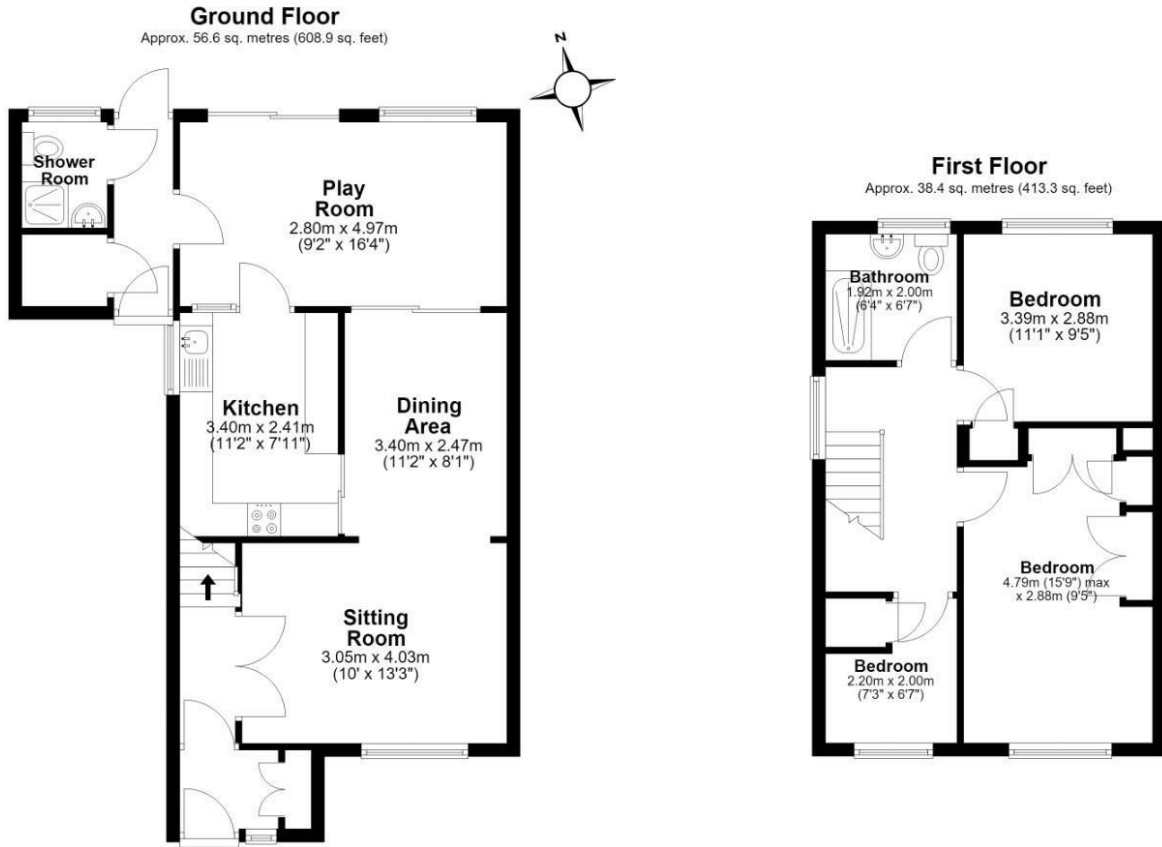
Construction - Brick

Mains Sewerage, Electricity, Gas and Water

Sellers position -



Floor Plan



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

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