

# HOME



**Witham**  
**Offers in excess of £750,000**  
**4-bed detached house**

## Witham Lodge

This substantial executive detached house is situated within one of Witham's most sought-after roads. Witham Lodge has a variety of detached homes which have been individually designed and a central tree lined greenwood. Inside, there is a spacious entrance hall leading to the reception rooms and the ground floor cloakroom, kitchen and a good-sized utility room. There are four double bedrooms, 3 of which have built in or fitted wardrobes. The master bedroom has an en suite shower room and there is also a further family bathroom. The bright and airy galleried landing has a front facing balcony. Outside, there is a driveway and double garage to the front with a 54.43m x 18.29m (172'0" x 60'0") garden to the rear. This home also offers fantastic potential to extend and remodel like many other homes on the Lodge, subject to the usual planning requirements.

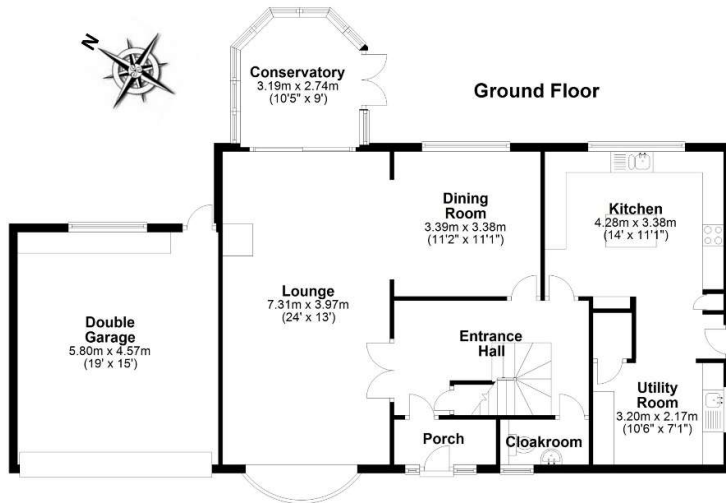
Witham has a busy High Street catering for your everyday needs with a choice of places to eat, drink and shop, including various well-known supermarkets. There are a good choice of schools, plus a popular Leisure Centre in the area. The town's railway station has a service to London Liverpool Street Station with trains taking approximately 45 minutes. In addition, the town is by-passed by the A12 trunk road, providing access to the excellent Grammar schools in Colchester and Chelmsford. The City of Chelmsford is a short drive away which has a vibrant High Street with an excellent range of shops, bars and well known restaurants along with further sports and recreational facilities.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
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## Floor Plans

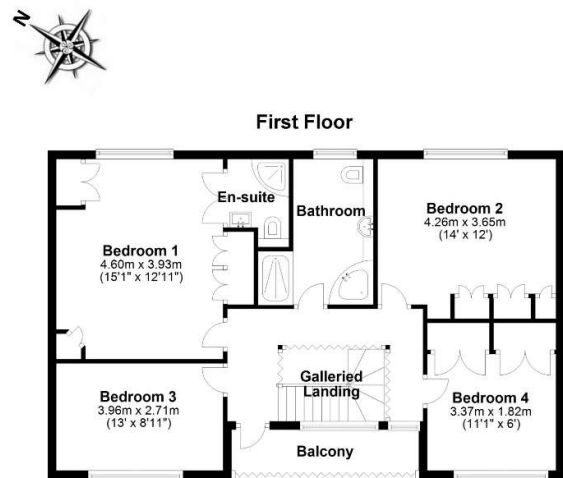


APPROX INTERNAL FLOOR AREA  
97 SQ M 1048 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
179 SQ M 1939 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
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any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
83 SQ M 891 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
179 SQ M 1939 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

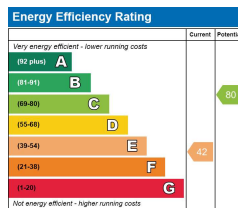
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## Features

- Sought after road
- Four double bedrooms
- Master bedroom with an en suite
- Galleried landing with a front facing balcony
- 54.43m x 18.29m (172'0" x 60'0") Rear garden
- Double garage
- Good access to the A12
- Witham station with trains to London Liverpool Street from 45 minutes
- Fantastic scope to extend and remodel (subject to planning permission)
- Must be viewed

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: Band G is the council tax band for this property with an annual amount of £3,516.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

