



- Three Bedroom Family Home
- Semi Detached
- Generous Rear Garden
- Well Presented Throughout
- Two Reception Rooms
- Newly Fitted Bathroom Suite
- Ground Floor Cloakroom
- Outbuilding/Studio
- Private Driveway
- Fitted Window Shutters

## 80 Highfields Road, Witham, Essex. CM8 2HH.

Occupying a generous plot within the frequently requested market town of Witham, best known for its excellent array of boutique shops, local eateries, and direct links to London Liverpool Street in just 45 minutes, is this bay-fronted, semi-detached house. offered for sale in excellent decorative order throughout, we feel this 'turn-key' property would make an ideal family home for a variety of prospective purchasers. The ground floor accommodation comprises an entrance hall accessed via a stain-glass window door, a well-appointed lounge that features both a bay window and a fireplace, a 'high gloss' kitchen, an inner lobby & utility area, and a separate dining room that provides access to the rear garden.



# Property Details.

## Porch

Part glazed entry door to front, door to;

## Entrance Hall

Wood effect laminate flooring, radiator, stairs to the first floor, doors to;

## Cloakroom

Obscure double glazed window to side, WC, hand wash basin.

## Lounge



13' 6" x 12' 2" (4.11m x 3.71m) Double glazed bay window to front, radiator, wood effect laminate flooring, television point, a cast iron fireplace with ornate surround.

## Dining Room



14' 9" x 8' 11" (4.50m x 2.72m) Wood effect laminate flooring, radiator, double glazed door to rear.

## Kitchen



10' 3" x 8' 2" (3.12m x 2.49m) Double glazed window to side, vertical radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated double oven & gas hob with extractor over, tiled splashback, space for appliances, low-level gas boiler.

## Inner Lobby

Double glazed door to rear garden, opening to;

## Utility Area

Space for appliances/storage space.

## First Floor Landing

Double glazed window to side, loft access, door to airing cupboard, doors to;

## Bedroom One



13' 6" x 12' 2" (4.11m x 3.71m) Double glazed bay window to front, radiator.

## Bedroom Two

14' 9" x 8' 11" (4.50m x 2.72m) Double glazed window to rear, radiator.

# Property Details.

## Bedroom Three

10' 2" x 8' 2" (3.10m x 2.49m) Double glazed window to rear, radiator.

## Bathroom



Obscure double glazed window to window to front, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls.

## Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, side access via a wooden gate, enclosed by panelled fencing, shed to remain, outside tap & lighting.

## Outbuilding/Studio

This timber constructed building has power & lighting connected, internet connection ideal for home office.

## Parking

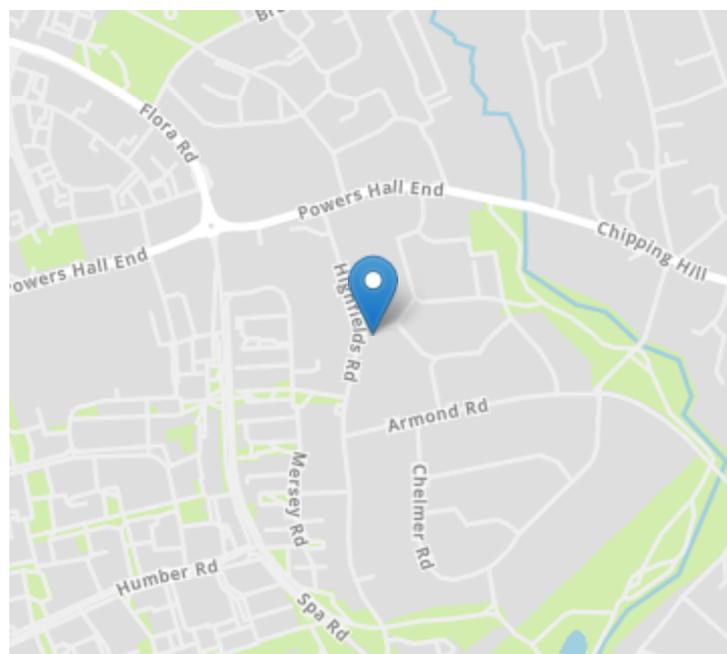
There is a block paved driveway to the front of the property retained by a brick wall.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.