



Forest Road, Witham, CM8 2PF



welcome to

Forest Road, Witham

GUIDE PRICE £325,000 to £350,000 A spacious and well-presented three-bedroom family home offering two reception rooms, a modern kitchen, a ground-floor WC, and a versatile garden cabin—perfect for home working or hobbies. Ideally located close to schools, shops and transport links.



Hallway

Stairs leading to first floor. Under stairs storage cupboard. Radiator. Pendant lighting. Door leading to:

Ground Floor Cloakroom

Obscure double glazed window. Low level WC. Wall mounted hand wash basin with vanity unit.

Lounge

12' 9" x 10' 2" (3.89m x 3.10m)

Double glazed bay window. Double glazed French doors leading to rear garden. Radiator. Carpets. Pendant lighting,

Dining Room

10' 6" x 11' 6" (3.20m x 3.51m)

Double glazed window. Radiator. Laminate flooring. Pendant lighting.

Kitchen

12' 5" x 9' 6" (3.78m x 2.90m)

Double glazed window and door to rear garden. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Plumbing and space for washing machine. Electric hob and over head extractor fan. Built in double oven. Space for fridge freezer. Part tiled walls.

Landing

Loft access. Doors leading to:-

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed window. Radiator. Built in wardrobes. Carpets. Pendant lighting.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m)

Double glazed window. Radiator. Built in wardrobes. Carpets. Pendant lighting.

Bedroom Three

10' 6" x 7' 3" (3.20m x 2.21m)

Double glazed window. Radiator. Carpets. Pendant lighting.

Bathroom

5' 7" x 9' 6" (1.70m x 2.90m)

Obscure double glazed window. Side panel bath with over head shower. Pedestal hand wash basin. Low level WC. Laminate flooring. Part tiled walls.

Garden

Commencing with patio seating area with pergola. Remainder laid to lawn with shrub borders.. Enclosed by panel fencing. Gate. Cabin.

Cabin

5' 11" x 9' 9" (1.80m x 2.97m)



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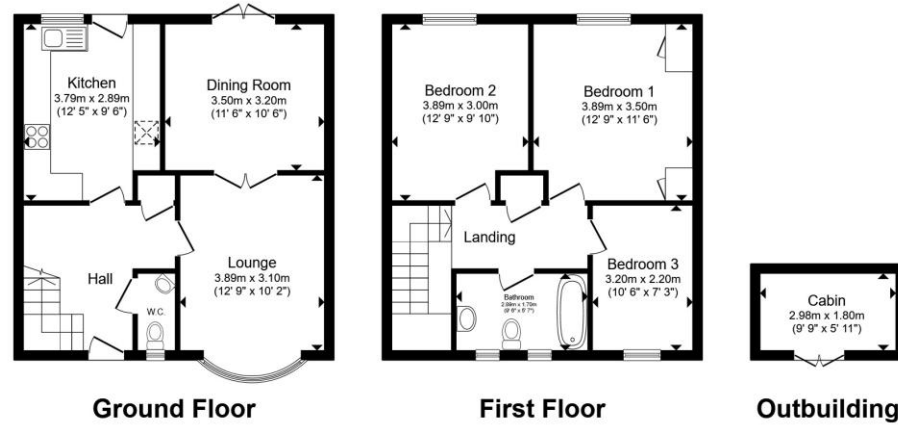


welcome to

Forest Road, Witham

- Three Bedroom Home
- Two Spacious Reception Rooms
- Ground-Floor WC
- Private Rear Garden
- Detached Garden Cabin

Tenure: Freehold EPC Rating: C
Council Tax Band: B



offers over

£325,000 - £350,000

Total floor area 100.9 m² (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109869 - 0004

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