



## 67 BRAINTREE ROAD, WITHAM CM8

OFFERS IN EXCESS OF £300,000

### 2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* LONDON COMMUTER'S DREAM \*\*** Nestled on Braintree Road in the charming town of Witham, this beautifully presented terraced house offers a delightful blend of character and modern living. Built in 1850, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 883 square feet, this home features a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests. The two spacious bedrooms provide ample room for rest and personalisation, making it an ideal choice for couples, small families, or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is its prime location. Situated within walking distance of the local train station, commuting to nearby towns and cities is both easy and convenient. This accessibility is complemented by the surrounding amenities, which include shops, parks, and schools, all within a short distance.





GROUND FLOOR

Entrance Porch

Door to;

Living Room 15’5” x 11’8” (4.72 x 3.58)

Double glazed window with shutter to front, stairs rising to first floor, feature fireplace, radiator.

Kitchen/ Diner 15’8” x 12’0” (4.78 x 3.66)

Tiled flooring, wall & base units with roll edged work tops, stainless steel sink with mixer tap, spaces for cooker, fridge/freezer, dishwasher & washing machine, radiator, two double glazed windows to rear, door to Garden.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 15’5” x 10’7” (4.72 x 3.23)

Carpet flooring, two double glazed windows with shutters to front, radiator, fitted wardrobes.

Bedroom Two 12’2” x 9’8” (3.71 x 2.95)

Carpet flooring, feature fireplace, double glazed window with shutter to rear, radiator.

Shower Room

Tiled flooring. walk in shower, wash hand basin inset to vanity unit, WC, chrome heated towel radiator, obscure double glazed window to rear, airing cupboard.

EXTERIOR

Garden

Enclosed rear garden with paved patio area, remainder laid to lawn.

Area Map

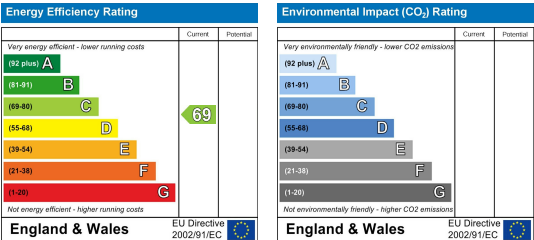


Floor Plans



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Energy Efficiency Graph



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