



Beech Road

Rivenhall, Witham, CM8 3PF

Guide Price £390,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED & generously sized rear garden, spacious 17' lounge, 17' DUAL ASPECT dining/play room and sizeable kitchen/breakfast room is this modern and EXTENDED three bedroom SEMI-DETACHED property. Benefiting from the POTENTIAL TO EXTEND TO SIDE (STPP), a d/stairs cloakroom and RECENTLY REFITTED main shower room, offering driveway parking for 2-3 vehicles (with potential to extend driveway) and set on a CORNER PLOT position, overlooking greensward to front aspect. Ideally located just 3 miles from Witham Station (mainline to London Liverpool St) and with nearby access to local shops/amenities & popular schools.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite secure main entry door, Velux window to front aspect, stairs to first floor, under stairs storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE:

17'04 x 12'05 (5.28m x 3.78m)

Double glazed window to front aspect, inset fireplace, radiator, LVT flooring and Alexa controlled LED lighting.

KITCHEN / BREAKFAST ROOM:

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven with gas hob and extractor hood over, space for fridge/freezer, washing machine and tumble dryer, integrated dishwasher, built-in storage/larder cupboard, tiled flooring. Double doors onto rear garden.

REAR LOBBY:

Accessed via kitchen and dining/play room with access to downstairs cloakroom and part-glazed door onto rear garden.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, tiled flooring.

DINING / PLAY ROOM:

17'04 x 6'11 (5.28m x 2.11m)

Double glazed windows to front and side aspects, laminate flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

12'11 x 9'05 (3.94m x 2.87m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

12'11 reducing to 10'00 x 11'04 max (3.94m reducing to 3.05m x 3.45m max)

Double glazed windows to front and side aspects, radiator, carpeted flooring.

BEDROOM THREE:

10'05 x 7'04 plus door recess (3.18m x 2.24m plus door recess)

Double glazed window to rear aspect, radiator, carpeted flooring.

SHOWER ROOM:

Opaque double glazed window to rear aspect, fully tiled double shower set behind glass part-enclosure, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, tiled flooring with electric under floor heating and smooth ceiling with sunken LED spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area extending across property rear and sides, steps to raised decking area, pergola over BBQ area, storage shed, hot tub (negotiable), raised lawn area with shrub borders and gated side access.

DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles with further on-street parking available if required (on a free for all basis) and potential to extend driveway across the property frontage.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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