



## 21 Wright Grove

Witham, CM8 2ZN

**Price Guide £325,000**

Price Guide of £325,000 to £350,000 - Nestled in the charming area of Wright Grove, Witham, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 744 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy yet spacious home.

Upon entering, you are welcomed into a large reception and dining area off of the entrance hall, which provides an inviting space for relaxation and entertaining. The layout is designed to maximise light and space, creating a warm atmosphere throughout. The master bedroom boasts the added luxury of an ensuite, ensuring privacy and convenience, while a well-appointed bathroom serves the second bedroom and guests alike. Additionally, a downstairs WC enhances the practicality of the home.

The property is set within a peaceful neighbourhood and benefits from parking for one vehicle, making it easy for residents and visitors alike. The spacious garden is a standout feature, offering a wonderful outdoor retreat. It includes a charming rear summer house, perfect for use as a home office, playroom, or simply a tranquil space to unwind.

Built after the year 2000, this home combines contemporary design with functional living, making it a fantastic opportunity for those looking to settle in a friendly community. With its appealing features and convenient location, this semi-detached house is sure to attract interest. Don't miss the chance to make this lovely property your new home.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- DOWNSTAIRS WC
- MODERN THROUGHOUT
- SEPERATE KITCHEN
- FRONT & REAR GARDEN
- OFF STREET PARKING
- FITTED SHUTTERS



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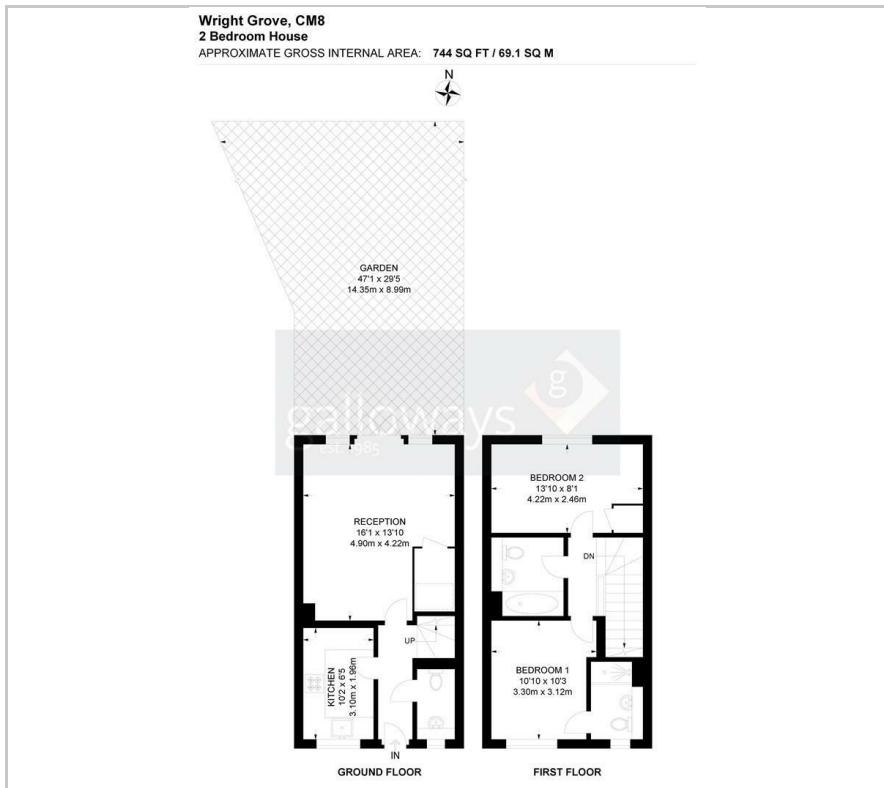


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97	
(81-91)	B	83	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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