

Paul Mason Associates



Harebell Drive, Witham, CM8 2XB

£400,000

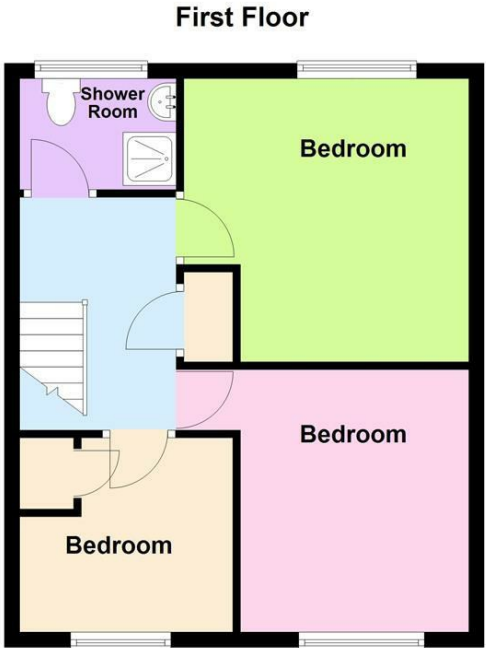
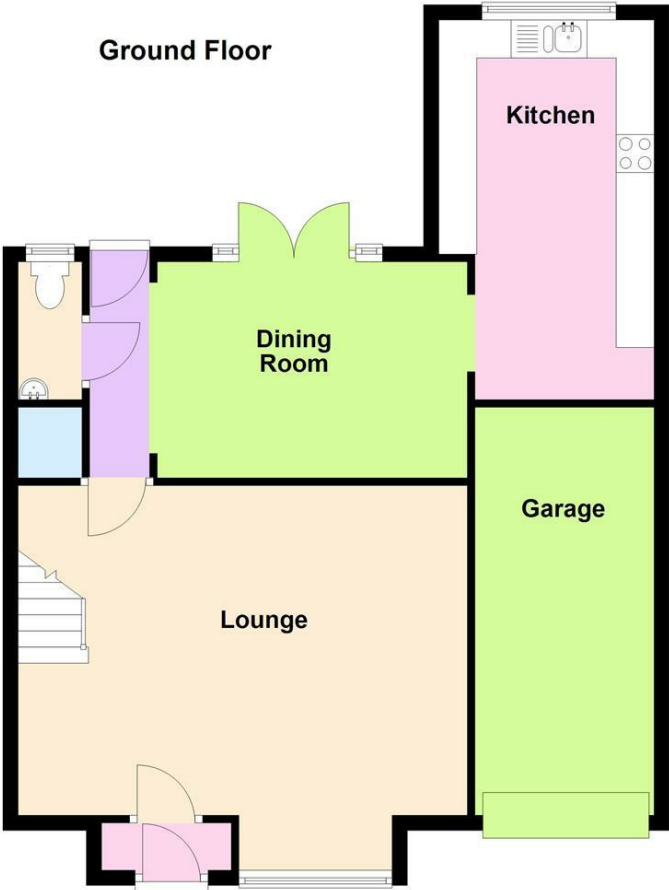


- Three bedrooms
- Modern first floor shower room
- Lounge
- Dining room
- Modern kitchen/breakfast room
- Ground floor cloakroom
- Good sized rear garden
- Garage
- Approx. 0.7 miles to the train station
- EPC - C

A delightful three bedroom semi-detached property situated in a popular cul-de-sac, close to a recreational ground and only 0.7 miles from a mainline train station. The accommodation is approached via an entrance lobby to the front which opens to a lounge measuring 5.93m x 4.36m with stairs to the first floor and door leading to a rear lobby. The rear lobby provides access to the rear garden, ground floor cloakroom and dining room, and features a useful built-in storage cupboard. The dining room has french doors to the rear garden and opens to a modern kitchen/breakfast room. The first floor comprises three good sized bedrooms and a modern shower room. Externally there is a blocked paved driveway to the front providing parking for several cars as well as access to a single garage. The good sized rear garden is mainly lawned with a paved patio area immediately to the rear of the property plus a further patio area at the end of the garden with gate to the rear. The property is conveniently located for the mainline station with trains into London Liverpools Street, as well as primary and secondary schools and Witham High Street. The property is being sold with NO ONWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



## Distances

Witham Train Station - 0.7 miles  
Witham High Street - 1.2 miles  
Lift Maltings Academy - 0.8 miles  
A12 - 2.2 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Porch

#### Lounge

5.93m x 4.36m (19'5" x 14'3")

#### Dining Room

4.10m x 2.66m (13'5" x 8'8")

#### Kitchen/Breakfast Room

4.82m x 2.94m (15'9" x 9'7")

#### Rear Lobby

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom

4.11m x 3.60m (13'5" x 11'9")

#### Bedroom

3.87m x 2.94m (12'8" x 9'7")

## Bedroom

2.67m x 2.64m (8'9" x 8'7")

## Shower Room

### EXTERIOR

#### Front Garden

#### Rear Garden

#### Single Garage

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority - Braintree

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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