



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Windsor Close, Witham

BEAUTIFUL FAMILY HOME: Castle Estate Agents are proud to offer FOR SALE this very well presented 4 DOUBLE BEDROOM, 3 RECEPTION semi-detached house set within EASY walking distance to local shops, SCHOOLS and all bus routes. This property has many benefits including OFF STREET PARKING and GARAGE.

- 4 Double bedrooms
- Off street parking
- 3 Receptions
- Conservatory
- Perfect family home
- Semi-Detached
- Garage
- En-suite
- Quick access A12
- Kitchen/Diner

£349,995 Freehold

Front aspect

Approaching from a paved path way leading to a well presented front garden with mature shrub borders, gated side access to wood shed, double glazed door to garage, double glazed front door with frosted leaded glass insets to:

Hallway

Stairs to first floor, Karndean flooring, coving, radiator in cover, large storage cupboard, telephone point, power points, doors to all rooms.

Cloakroom

Extractor fan, tiled splash backs, Karndean flooring, radiator, 2 piece White suite comprising of a low level flush toilet, hand wash basin in vanity units and mixer taps.

Kitchen/Diner 15' by 12' (4m 57cm by 3m 66cm), ()

Eye level and low level base units with built in wine rack, tiled flooring, double glazed Georgian style window to the rear aspect and French doors, tiled splash backs, roll top work surfaces, 5 ring stainless steel gas hob with double oven and over extractor fan, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, power points, integral fridge freezer, integral dish washer, space for washing machine, power points, tv point, radiator in cover, down lighters.

Dining room 9' 8" by 9' (2m 95cm by 2m 74cm), ()

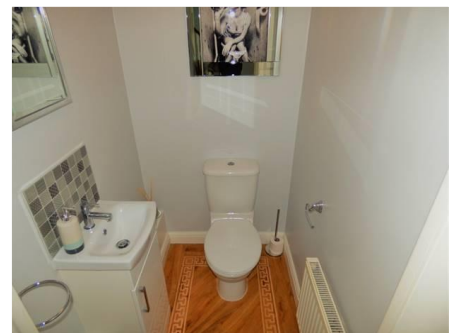
Double glazed Georgian style window to the front aspect with fitted blinds, coving, radiator, power points.

Conservatory 9' 4" by 8' 3" (2m 84cm by 2m 51cm), ()

Double glazed windows and French door to rear aspect, ceiling light fan, tiled flooring, wall mounted electric heater, power points and tv point.

First floor landing

Doors to all rooms, stairs to 2nd floor, power points, radiator, coving, large storage cupboard.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Lounge 15' by 12' (4m 57cm by 3m 66cm), (I)

2 x Double glazed Georgian style windows to the front aspect with fitted blinds, tv point, power points, coving, feature fire place with wood surround and electric fire inset, 2 x radiators in covers.



Master Bedroom 12' by 10' (3m 66cm by 3m 5cm), (I)

Double glazed Georgian style window to the rear aspect, radiator, large storage cupboard, power points, radiator, wall mounted lights.

En-suite

3 piece white suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, , shower cubicle with wall mounted mains shower and folding doors, radiator, tiled splash backs, extractor fan and radiator, double glazed frosted window to the rear aspect.



2nd floor landing

Doors to all rooms, large storage cupboard, power points, radiator in cover, loft access to large loft.



Bedroom 2 12' 5" by 8' 8" (3m 78cm by 2m 64cm), (I)

Double glazed Georgian style window to front aspect with fitted blinds, fitted wardrobes with sliding doors, tv point, power points, radiator, coving, spot lights.



Bedroom 3 9' 8" by 7' 9" (2m 95cm by 2m 36cm), (I)

Double glazed Georgian style window to the rear aspect, power points, fitted wardrobes, spots, power points, radiator, coving.

Bedroom 4 8' 9" by 6' 8" (2m 67cm by 2m 3cm), (I)

Double glazed Georgian style window to the front aspect with fitted blinds, power points, radiator, coving.



Family Bathroom

3 piece white suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower attachment, heated towel rail, tiled splash backs, extractor fan, new flooring.

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Garden

Approx 40ft, raised decked area to rear, paved patio area, raised shrubs borders, gated side aspect, outside light, outside power point, Astro turfed lawn.



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