BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Earlsmead, Witham, CM8 2EH

Guide price £585,000

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Some More Information
From the entrance door you enter the entrance hall where an opening leads into a family room / study, doors from both rooms lead into the central hallway where stairs rise to the first floor and doors give access to the sitting room, dining room, kitchen and ground floor cloakroom fitted with a low level W.C. and wash hand basin along with a door to the boiler cupboard. The sitting room has a picture window overlooking the large front garden area along with a gas fire inset into a York stone fireplace with alcoves to either side. Twin sliding doors leads from the sitting room into the dining room which has a window to the side and serving hatch to the adjacent kitchen.

The kitchen is fitted with a range of eye and base level cupboards, windows to both the side and rear elevation with stainless steel inset sink, eye level oven and electric hob with extractor over. Beyond is the utility room which is also fitted with a range of cupboards and spaces for two appliances, a window to the side and door leading out to the covered walkway to the double garage.

To the first floor there are four good sized bedrooms all of which have fitted wardrobes and are all accessed from the central landing area, which also provides access to the four-piece family bathroom comprising panel enclosed bath, low level W.C. bidet and wash hand basin. Adjacent to the bathroom is the separate shower room which is fully tiled and fitted with a shower enclosure.

Externally
To the front of the property there is a large area of lawn with flower and shrub boarders with a pedestrian pathway leading to the front door and side entrance gate leading to the rear garden which is enclosed by conifer hedges and has a raised lawn area and patio.

A further pathway leads to the rear gate and out to an area of parking in front of the garage. As previously mentioned, a covered walkway leads to the garage and beyond is area of hardstand and is an ideal location for an outdoor kitchen / BBQ area.

Location
Witham is situated along the A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just 0.2miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

Entrance Hall
10'6" x 3'9" (3.20m x 1.14m)

Family Room
10'6" x 8'10" (3.20m x 2.69m)

Sitting Room
16'5" x 11'10" (5.00m x 3.61m)

Dining Room
12'5" x 9'0" (3.78m x 2.74m)

Kitchen
15'0" x 7'0" (4.57m x 2.13m)

Utility Room
9'4" x 5'10" (2.84m x 1.78m)

Cloakroom
6'1" x 4'3" (1.85m x 1.30m)

Bedroom One
15'3" x 11'10" (4.65m x 3.61m)

Bedroom Two
12'4" x 11'10" (3.76m x 3.61m)

Bedroom Three
9'10" x 9'0" (3.00m x 2.74m)

Bedroom Four
11'8" x 7'1" (3.56m x 2.16m)

Bathroom
9'4" x 5'10" (2.84m x 1.78m)

Shower Room
5'11" x 2'10" (1.80m x 0.86m)

Services
Council Tax Band - F

Local Authority - Braintree District Council

Tenure - Freehold

EPC - E

Mains Electric
Mains Gas
Mains Water
Mains Drainage

*Superfast broadband available in the area via Openreach with speeds up to 76mbps

*Best Mobile coverage for the area is available from EE, O2, Three and Vodafone. (Details obtained from Ofcom October 2025).

*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area October 2025).

Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access from the street to inside the property.



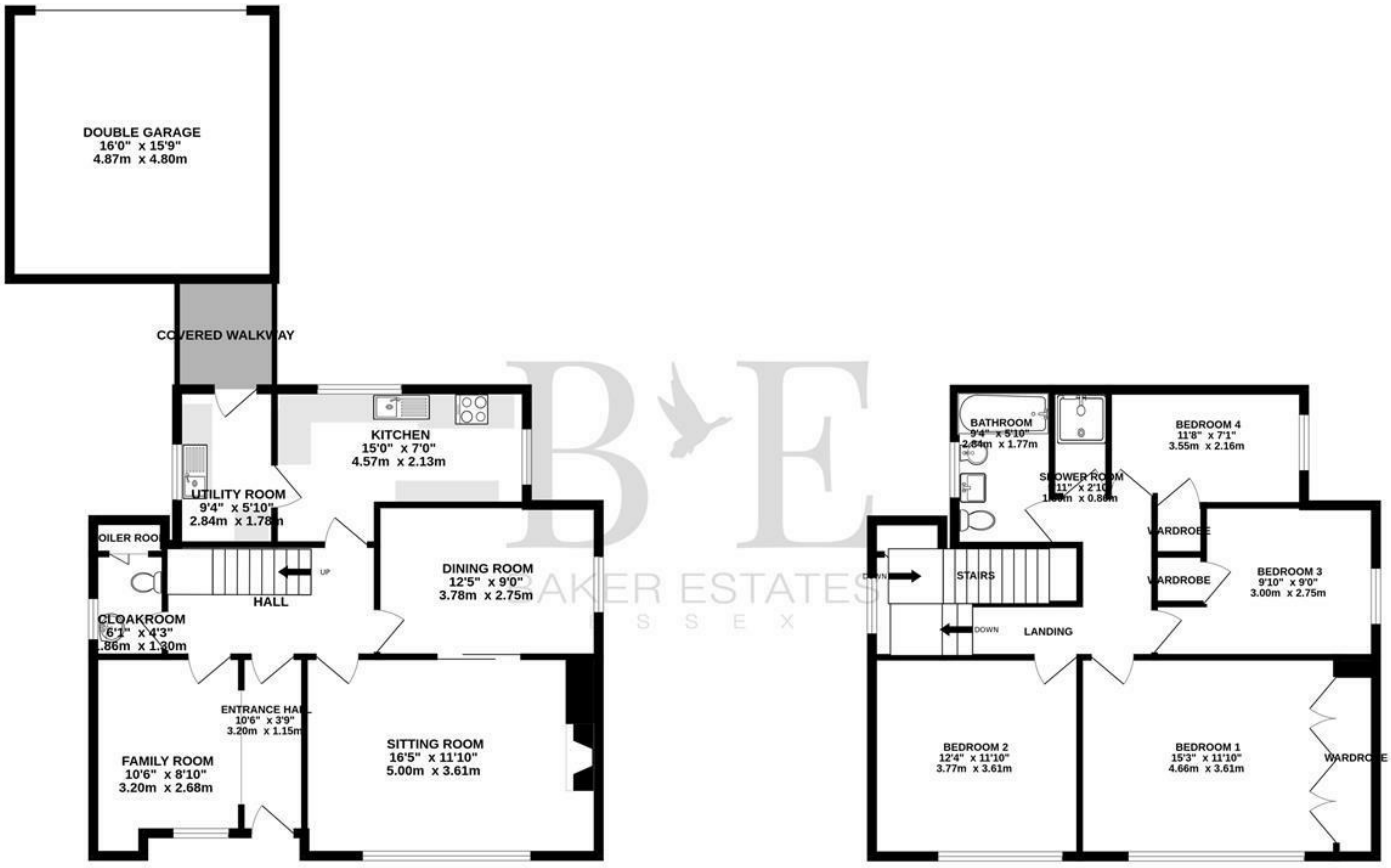






GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.

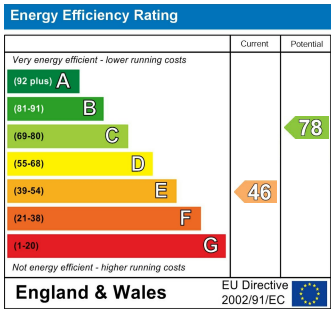
1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.

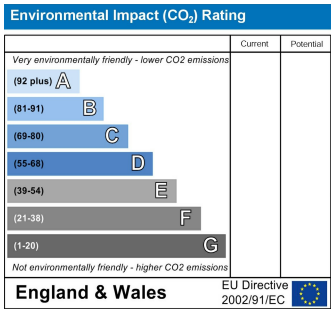


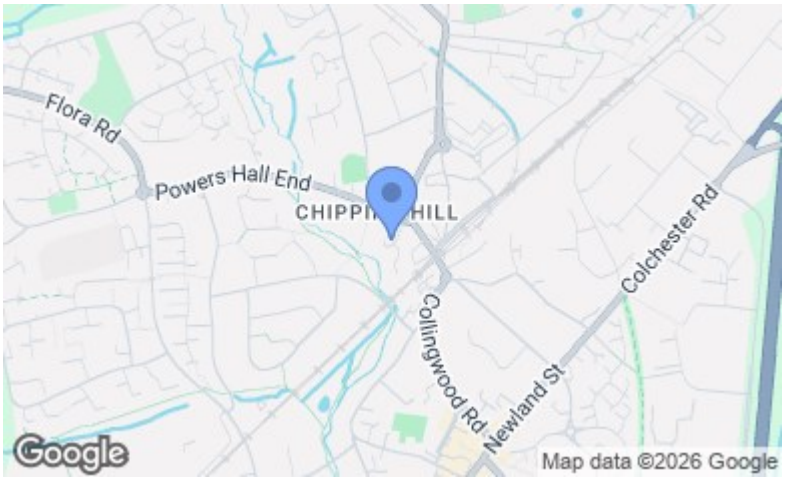
4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman