



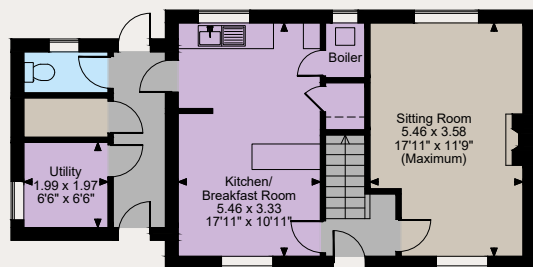
1 Limetree Houses, Tiptree Road, Great Braxted, Essex

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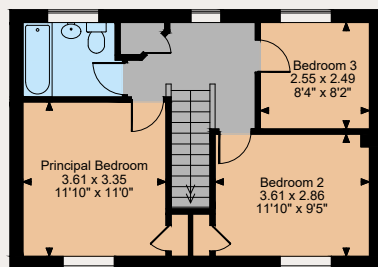
**STRUTT
& PARKER**

BNP PARIBAS GROUP

Floorplans
Internal area 1,095 sq ft (102 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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1 Limetree Houses Tiptree Road, Great Braxted, Essex, CM8 3EJ

A three-bedroom family home in a desirable village setting

Witham town centre 4.2 miles, Witham mainline station 4.5 miles (45 minutes to London Liverpool Street), Chelmsford city centre 13 miles, Stansted airport 26 miles

Hall | Sitting room | Kitchen/dining room | Utility
Cloakroom 3 Bedrooms | Family bathroom
Garden Driveway Parking | EPC rating D

The property

A semi-detached family home offering three bedrooms and a south-facing garden backing onto open countryside, with potential to extend. The ground floor has a well-proportioned sitting room with a feature fireplace and windows to the front and rear, welcoming plenty of natural light. There is also a kitchen/breakfast room that opens out into the dining area; a utility room provides further space for storage. Upstairs there are three well-presented bedrooms with two of the bedrooms benefitting from built-in storage. There is also a the family bathroom. At the front of the property, the garden has an area of lawn, a pathway, as well as hedgerow

creating privacy from the neighbouring property. The driveway at the side provides plenty of parking, while the rear garden is southeast-facing to includes an area of lawn and a paved and concrete terrace area, all backing onto countryside.

Location

Great Braxted is a small village between the towns of Witham, Tiptree, and Maldon; all provide a variety of everyday amenities including local shops, supermarkets, pubs and leisure facilities. There is excellent additional shopping and entertainment available at the nearby Freeport development in Braintree, or in the county town of Chelmsford. Schooling is available in nearby Great Totham, Tiptree, and Witham. Rail links to central London are excellent, with Witham providing regular services to London Liverpool Street (45 minutes). The area is also well-connected by road, with the A12 providing access towards Colchester, Chelmsford and the M25.

General

Local Authority: Maldon

Services: All mains services connected.

Council Tax: Band C

Tenure: Freehold

Guide Price: £500,000

Chelmsford

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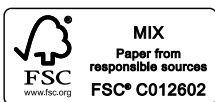
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