



- Three bedroom house
- Semi detached
- Popular village location
- Garage & Driveway
- Refitted kitchen with Quartz worktops
- Cloakroom
- UPVC windows
- Landscaped garden

### 91 Broadway, Silver End, Witham, Essex. CM8 3RD.

\*\* Guide Price £255,000 - £265,000 \*\*An excellent example of a well presented and deceptively spacious three bedroom semi detached house, situated in the frequently requested village of Silver End. The village offers a range of local amenities which include a shop, a selection of pubs / restaurants and a reputable primary school, making this an ideal family home for a variety of perspective purchasers. The property is also conveniently positioned within easy reach of the larger towns of Braintree & Witham and also the Crossing train station, offering an ideal purchase for a daily commuter.



# Property Details.

## Entrance Hall

Double glazed entry door to front, Karndean flooring, stairs to first floor

## Cloakroom

Smooth ceiling, Karndean flooring, radiator, low level W/C, hand wash basin with vanity underneath, wall mounted boiler in housing unit, cupboard underneath

## Lounge



13' 6" x 12' 9" (4.11m x 3.89m) Smooth ceiling, radiator, double glazed bay window to front, Karndean flooring, under stairs storage cupboard, television & telephone point

## Kitchen / Diner



15' 8" x 9' 4" (4.78m x 2.84m) Smooth ceiling, Karndean flooring, double glazed window to rear, double glazed doors to rear, matching Pine wall & base units, granite worktops, ceramic sink with inset drainer unit, vertical radiator, AEG double oven, gas hob with stainless steel, space for appliances

## First Floor Landing

## Bedroom One



13' 2" x 9' 3" (4.01m x 2.82m) Smooth ceiling, radiator, double glazed window to front, two sets of fitted wardrobes

# Property Details.

## Bedroom Two



9' 7" x 8' 6" (2.92m x 2.59m) Smooth ceiling, radiator, double glazed window to rear, fitted wardrobes

## Bedroom Three



10' 1" x 6' 3" (3.07m x 1.91m) \* MAX \* Textured ceiling, radiator, door to airing cupboard, double glazed window to front

## Bathroom



Smooth ceiling, vinyl flooring, heated chrome towel rail, opaque double glazed window to rear, low level W/C & wash hand basin with vanity unit underneath, panelled bath with shower over, tiled walls, extractor

## Rear Garden



Mainly laid to lawn, Indian sandstone patio, outside tap & light, side access via wooden gate, enclosed by panelled fencing, shed to remain

## Parking & Garage

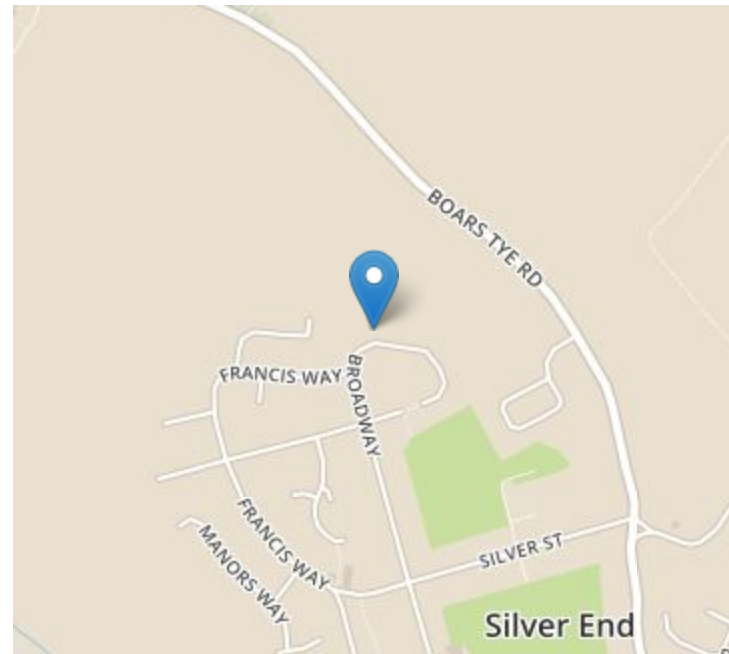
Block paved driveway which provides off road parking for two vehicles, single garage in a block to the rear of the property

# Property Details.

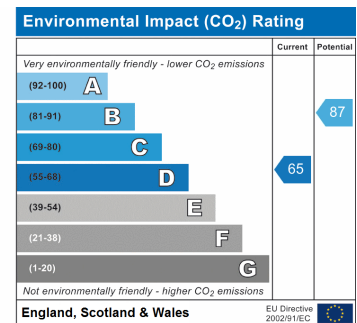
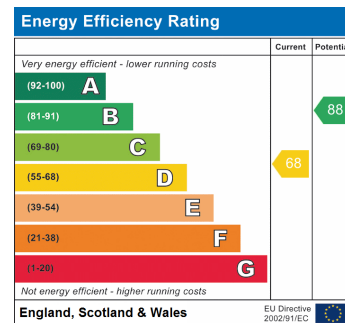
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.