



- 3/4 bedroom semi detached house
- Extended to the rear
- Large corner plot
- Garage & Ample off road parking
- Popular village location
- No onward chain
- New boiler

### 4 Valentine Way, Silver End, Witham, Essex. CM8 3RY.

Forming part of the frequently requested village of Silver End, which is situated between Braintree and Witham, is this extended 3 / 4 bedroom semi detached house occupying a pleasant elevated position. As previously mentioned, the property has the added benefit of a large, single storey extension to the rear of the house, which makes the ground floor accommodation both spacious and extremely versatile. Internally some highlights include a spacious living room, cloakroom, large kitchen / diner, second reception room / fourth bedroom, three well appointed double bedrooms, and a family bathroom.





# Property Details.

## Entrance Hall

Wooden door to front, radiator, under stairs storage cupboard, stairs to first floor

## Cloakroom

Window to side, low level W/C, hand wash basin, tiled splashback

## Lounge



16' 7" x 11' 9" (5.05m x 3.58m) Window to front, radiator, wood effect laminate flooring, television & telephone point

## Reception Two / Bedroom Four



10' 1" x 9' 4" (3.07m x 2.84m) window to side, radiator, door to storage cupboard, wood effect laminate flooring,

## Kitchen / Diner



23' 0" x 11' 1" (7.01m x 3.38m) Window to side, radiator, tiled floor, gas & electric cooker point, matching wall & base units, worktops, sink with inset drainer, tiled splash back, extractor hood, plumbing for washing machine & dishwasher, space for fridge / freezer, door to side which provides access to rear garden

## First Floor Landing

### Bedroom One

13' 5" x 9' 8" (4.09m x 2.95m) Two windows to rear, radiator

### Bedroom Two

10' 3" x 10' 0" (3.12m x 3.05m) windows to rear and side, radiator, loft access

# Property Details.

## Bedroom Three

10' 3" x 6' 5" (3.12m x 1.96m) window to front, radiator

## Bathroom



Window to side, vinyl flooring, radiator, low level W/C, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls

## Rear Garden



Mainly laid to lawn, patio area, side access, outside tap, enclosed by panelled fencing, large shed & greenhouse to remain

## Frontage & Parking

Large lawn area, shingled driveway which provides off road parking for three vehicles, access to single garage

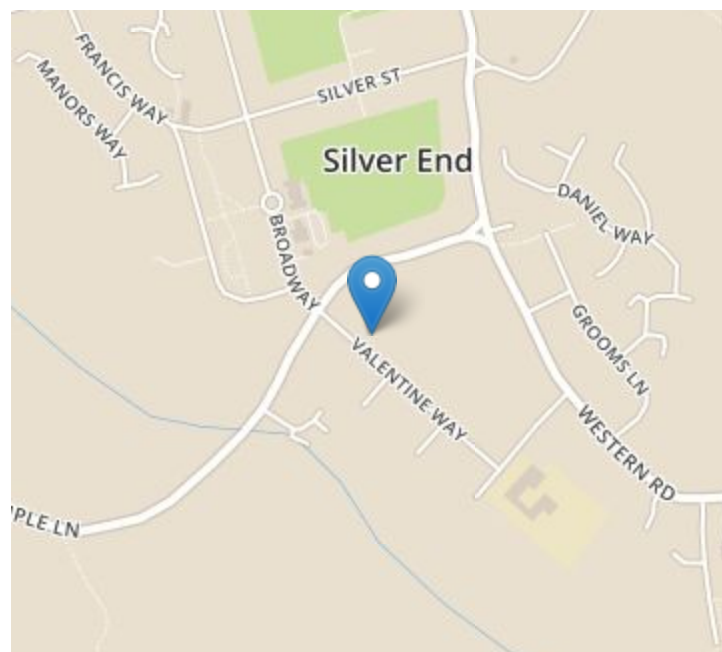
## Single Garage



# 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.