

# DURDEN & HUNT

INTERNATIONAL

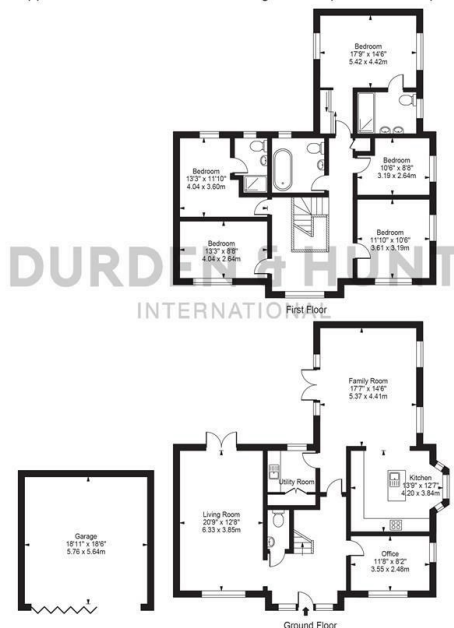


## Seaborn Drive, Witham CM8

Offers In Excess Of £700,000

- Open Plan Family Kitchen And Dining Area
- Downstairs WC
- Downstairs Office
- Detached Home With Five Bedrooms
- Garage With Long Driveway
- Well Maintained Expansive Garden
- Two With En Suite
- Utility Room
- Great Location

Seaborn Drive  
 Approx. Total Internal Area 2501 Sq Ft - 232.31 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 350 Sq Ft - 32.49 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

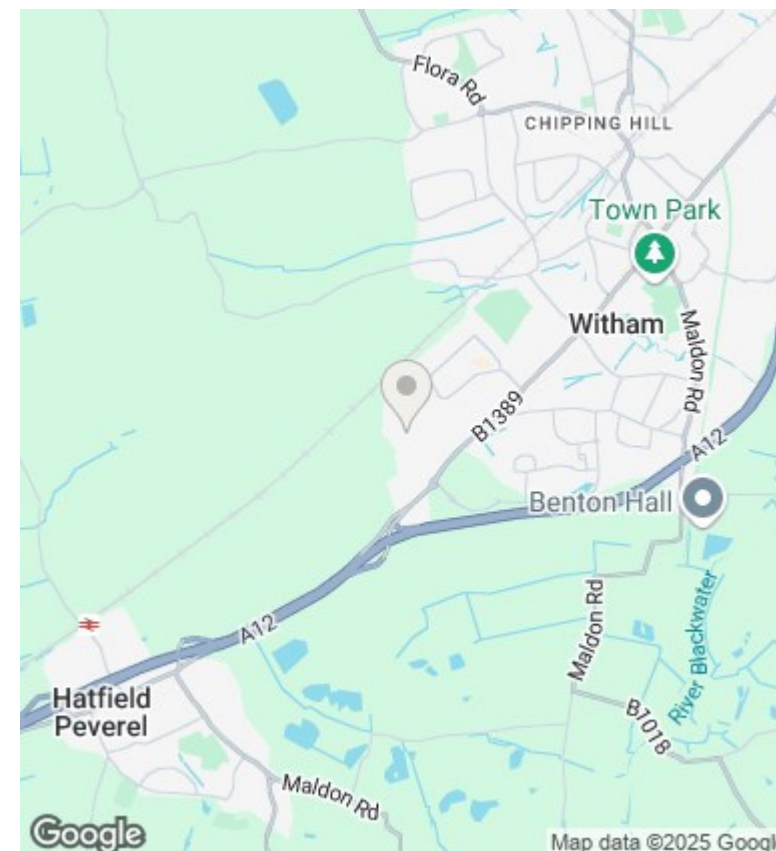
Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

G

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	