

oakheart



£375,000

Price Guide

Boars Tye Road, Witham

** Guide Price £375,000 - £400,000**

Situated on sought-after Boars Tye Road in Silver End, this beautifully presented 4-bedroom home has been thoughtfully renovated and decorated by the current owners to a high standard in recent years, combining modern comfort with classic appeal.

The ground floor offers a spacious living room with a cosy log burner, a generous kitchen/dining room perfect for entertaining and a well-appointed w/c with double shower. There are also two separate ample storage spaces beneath the stairs. The washing machine and tumble drier are

discreetly located in the hallway, recessed behind a sliding barn style door.

Upstairs there are four well-sized bedrooms. One of which is currently utilised as a home office, alongside a stylish family bathroom with corner bath. Solid oak cottage style doors are present throughout the property, in keeping with the traditional theme.

Externally, the property impresses with ample parking for up to ten vehicles, leading to a substantial double garage, behind electric double gates. The enclosed rear mature garden includes a charming summer house, providing a peaceful retreat or hobby space. Both outbuildings are fully

insulated and are connected with mains electricity.

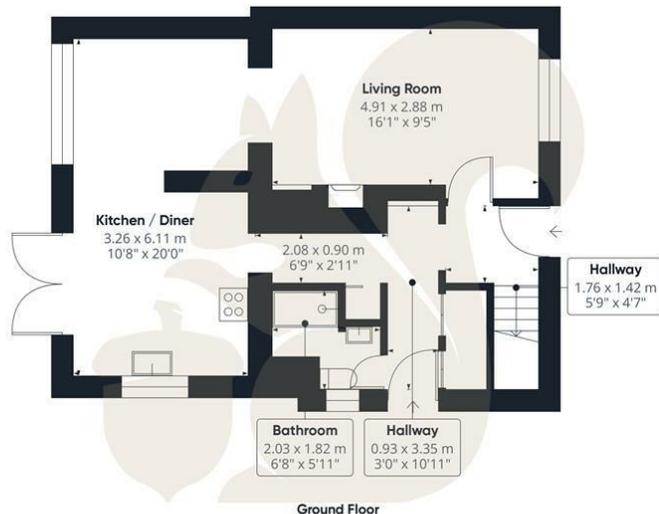
With approximately 931 sq ft of well-arranged living space, this home balances spacious interiors with generous outdoor amenities. Located in the vibrant village of Silver End, residents benefit from a strong community atmosphere and convenient access to amenities including a library, doctor's surgery, Co-op supermarket, local takeaways, and charming pubs. Families will appreciate Silver End Academy primary school, with secondary education available in nearby Braintree and Witham. Recreational options include playing fields, tennis courts, and a skate park.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾
86.6 m²
931 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	80
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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