



Abraham Drive

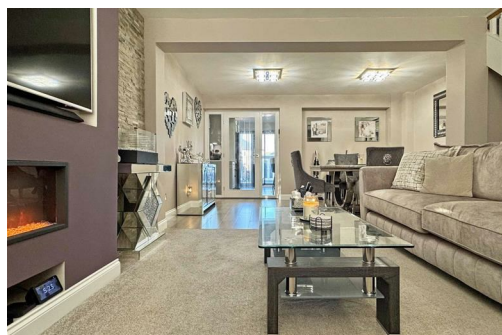
Silver End, Witham, CM8 3SP

Freehold
Tax Band: C

Offers In Excess Of £400,000



Boasting an impressive 75' UNOVERLOOKED rear garden with newly built EXTERNAL CABIN/HOME OFFICE, a high quality NEWLY FITTED KITCHEN with adjoining utility/store room and garage (potential to convert*) and driveway for 3-4 cars is this IMMACULATELY PRESENTED 2/3 bedroom semi-detached property. Benefiting from a spacious lounge, dining room, d/stairs shower room and offering plenty of POTENTIAL TO EXTEND (STPP). Set within easy access to local amenities/schools and just 3.4 miles to Cressing Station (links to London Liverpool St).



Abraham Drive, Silver End, Witham, CM8 3SP

The accommodation, with approximate room sizes, is as follows:

ENTRANCE HALL:

Composite secure main entry door radiator, tiled flooring. Door to lounge:

LOUNGE:

15'7 x 13'5 (4.75m x 4.09m)

Double glazed window to front aspect, stairs to first floor, central inset fire, radiator, carpeted flooring.

DINING ROOM:

15'1 x 9'8 (4.60m x 2.95m)

Radiator, LVT flooring. Double doors to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM:

15'3 x 11'3 (4.65m x 3.43m)

Double glazed window to rear aspect, a series of newly fitted matching base and wall units, edge work surfaces in Quartz incorporating a one and a half bowl sink, central mixer tap and drainer, built-in ovens and warming drawer, induction hob with extractor over, space for American fridge/freezer and dishwasher, breakfast bar, LVT flooring. Patio door to rear garden.

UTILITY / STORE ROOM:

14'4 x 7'7 (4.37m x 2.31m)

Multi-purpose room currently fitted with base and wall units with space for washing machine, tumble dryer and fridge/freezer, radiator, wood flooring. Built-in storage cupboard (housing wall-mounted boiler), access door into garage and access to ground floor shower room.

SHOWER ROOM:

Opaque double glazed window to rear aspect, fully tiled and enclosed corner shower, low level WC, vanity wash hand basin with tiled splash back, radiator, extractor fan, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, carpeted flooring.

MASTER BEDROOM:

Double glazed window rear aspect, two radiators, carpeted flooring.

BEDROOM TWO:

15'4 x 12'5 (4.67m x 3.78m)

Double glazed windows to front aspect, recess for wardrobes, built-in cupboard, two radiators, carpeted flooring.

DRESSING ROOM / BEDROOM THREE:

Currently formed as part of the master bedroom having been previously modified, this room comprises radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with tiled splash back, shaver point, heated towel rail, LVT flooring.

EXTERIOR:

REAR GARDEN:

75' unoverlooked rear garden, newly re-landscaped and comprising raised composite decking area, remainder mainly laid to lawn, enclosed by fencing, timber storage shed to rear (set behind cabin) and large cabin/home office.

CABIN / HOME OFFICE:

19'1 x 11'6 (5.82m x 3.51m)

Recently built external cabin/home office fitted with touch pad lighting, GigaClear Wifi (for ideal use as home office), open plan living area with corner fully fitted bar and seating area with space for fridge. Two sets of double doors opening to raised composite decking area with space for seating/garden furniture.

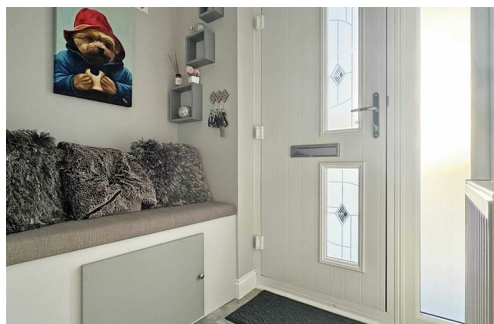
GARAGE & DRIVEWAY PARKING:

Integral garage fitted with power, lighting and up & over electric roller door. Driveway parking for 3-4 vehicles.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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