

Rebecca Gardens, Silver End, Witham, CM8 3SR

welcome to

Rebecca Gardens, Silver End, Witham

** GUIDE PRICE £325,000 - £335,000 ** William H Brown are pleased to offer this well presented three bedroom semi-detached family home situated in the popular village of Silver End within good access to Primary School and Local Amenities.













Hallway

Coat and shoe cupboard. Door leading to

Lounge / Diner

15' 9" max x 23' 8" max (4.80m max x 7.21m max) Double glazed window to front aspect. Double glazed sliding patio doors to Conservatory. Two radiators. Kardeen flooring. Feature bathstone fireplace with electric fire.

Conservatory

9' 3" x 15' (2.82m x 4.57m)

Brick base wall with double glazed windows all around. Double glazed French doors to rear garden. Two electric heaters. Kardeen flooring.

Kitchen

9' 2" x 7' 5" (2.79m x 2.26m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and over head extractor fan. Plumbing and space for washing machine. Integrated fridge and freezer. Inset spot lights. Kardeen flooring.

Landing

Double glazed window to side aspect. Loft access. Doors leading to

Bedroom One

9' 4" x 12' 6" (2.84m x 3.81m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Two

11' 5" + recess x 8' 4" + recess (3.48m + recess x 2.54m + recess)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

6' 4" + recess x 6' 9" + recess (1.93m + recess x 2.06m + recess)

Double glazed window to front aspect. Radiator. Airing cupboard. Carpets. Pendant lighting.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with hot and cold mixer tap and shower attachment. Vanity hand wash basin. Low level WC. Heated towel rail. Tiled walls and flooring.

Garden

Patio area and then remainder laid to lawn. Enclosed by panel fencing. Rear access to driveway for two cars.

Parking

Driveway providing off street parking to the front.





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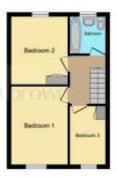
- Three Bedroom Semi Detached House
- Decorated to a High Standard
- Popular Village Location
- Open Plan Lounge / Diner
- UPVC Double Glazing

Tenure: Freehold EPC Rating: D

guide price

£325,000 - £335,000





First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any table floor area), openings and orserbation are approximate. No debals, are guaranteed, they cannot be relied upon to any purpose and they once from part of any agreement. No labelity as bloom for any enter, celebation or inscribencent. A party must rely upon the one missections; if memory any exchanges of the party must rely upon the one missections; if memory any exchanges or the party must rely upon the one missections; if memory any includence is not approximate the party must rely upon the party must be party to be provided by the party of the party must be party to be







St. Francis CoE
Church, Silver End

Map data ©2024

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Please note the marker reflects the postcode not the actual property

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Property Ref: BTR108923 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk

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