



dm^g
DAVID MARTIN
GROUP

Western Road

Silver End, Witham, CM8 3SE

Guide Price £375,000 - £395,000

EPC Rating 'D'

- Three Bedroom Semi-Detached House
- Home Office/Garage Conversion
- Spacious Living Accommodation
- Off Road Parking





Property Description

David Martin Estate Agents are delighted to present for sale this well-presented three-bedroom semi-detached family home, ideally located in the popular village of Silver End. The property offers a spacious and welcoming entrance hall, a bright lounge featuring a large bay window and a feature fireplace, a separate dining room with double doors opening onto the rear garden, and a modern and stylish kitchen. Upstairs comprises three well-proportioned bedrooms, a family bathroom, and a generous landing area. Externally, the home boasts off-road parking for several vehicles at the front, a further driveway to the rear, a good-sized enclosed rear garden, and a converted garage - perfect for a home office or studio space.



Silver end offers a range of local amenities including a primary school, doctors' surgery, convenience stores, village hall, and recreational grounds, surrounded by open farmland and green spaces. Located approximately 4 miles from Braintree and within easy reach of Witham, the village benefits from excellent transport links, including nearby rail services to London Liverpool Street and access to the A12 and A120 road networks.

ENTRANCE HALL

Enter the property via part glazed double front doors, tiled floor, radiator, stairs rising to first floor landing with storage cupboard beneath.



LOUNGE

13' 04" x 11' 11" (4.06m x 3.63m) Large Bay window to front, tiled floor, feature fireplace with inset gas fire.

DINING ROOM

11' 03" x 10' 11" (3.43m x 3.33m) Double doors to rear garden, tiled floor, radiator.

KITCHEN

10' 10" x 8' 07" (3.3m x 2.62m) Comprehensively fitted with a range of wall and base units with Quartz work top over incorporating a sink with drainer and mixer tap, tiled splash back, integrated fridge/freezer, space for washing machine and slim line dishwasher, electric oven, induction hob with extractor over, spotlights, pantry cupboard, window to rear.



LANDING

Window to side, loft access.

BEDROOM ONE

12' 01" x 10' 00" (3.68m x 3.05m) Window to front, radiator, built in wardrobes to one wall.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

8' 11" x 8' 02" (2.72m x 2.49m) Window to front, radiator, built in cupboard.



FAMILY BATHROOM

Window to rear, P-shaped bath with rainfall shower head over and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, fully tiled, heated towel rail, spotlights.



OUTSIDE

FRONT/PARKING

Block paved driveway providing off road parking for several vehicles, side access to rear garden. Driveway to the rear of the property in front of garage.

GARAGE CONVERSION

15' 01" x 7' 09" (4.6m x 2.36m) Fully insulated, door to rear garden, spotlights, tiled floor. Ideal space for working from home.

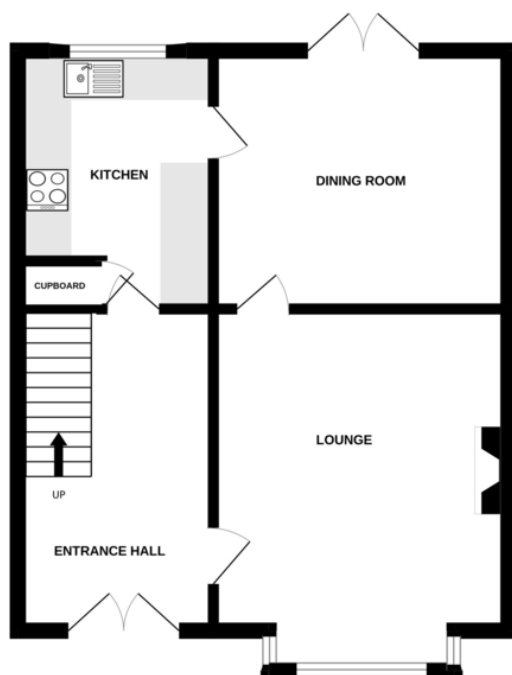
REAR GARDEN

Decked seating area to the rear of the property, rest mainly laid to lawn, shrub borders, outside tap, shed to remain.

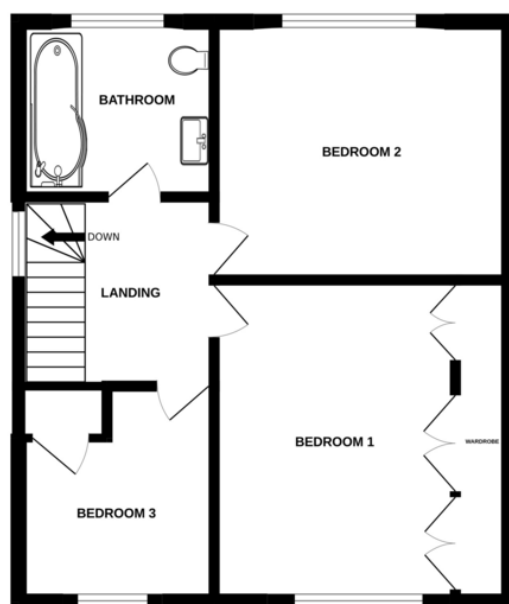




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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