



**Daniel Way, Silver End, WITHAM, CM8 3SS**

**welcome to**

**Daniel Way, Silver End, WITHAM**

**\*\* GUIDE PRICE £290,000 - £300,000 \*\*** William H Brown are pleased to offer this spacious three-bedroom family home, set in the popular village of Silver End and located close to local amenities, primary school, and with excellent access to the A120 and A12, it's perfect for families and commuters.



### **Porch**

Door leading to:-

### **Dining Area**

11' 10" x 10' 2" ( 3.61m x 3.10m )

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

### **Lounge Area**

16' 5" x 11' 2" ( 5.00m x 3.40m )

Double glazed window to rear aspect. Stairs to first floor. Electric radiators. Pendant lighting. Carpets.

### **Kitchen**

9' 10" x 6' 7" ( 3.00m x 2.01m )

Double glazed window and door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer tap. Space for cooker and fridge freezer. Plumbing and space for washing machine.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

13' 5" x 10' 10" ( 4.09m x 3.30m )

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

### **Bedroom Two**

10' 10" x 10' 6" ( 3.30m x 3.20m )

Double glazed window to rear aspect. Carpet. Electric heater. Circle spotlights.

### **Bedroom Three**

9' 10" max x 8' 2" max ( 3.00m max x 2.49m max )

Double glazed window to front aspect. Circle spotlights. Laminate flooring.

### **Bathroom**

5' 7" x 7' 5" ( 1.70m x 2.26m )

Obscure double glazed window to rear aspect. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Vanity hand wash basin. Part tiled walls. Laminate flooring,

### **Garden**

Commencing with patio seating area and remainder laid to lawn. Enclosed by panel fencing.

### **Parking**

Driveway providing off street parking leading to garage.

### **Garage**

18' 1" x 9' 10" ( 5.51m x 3.00m )



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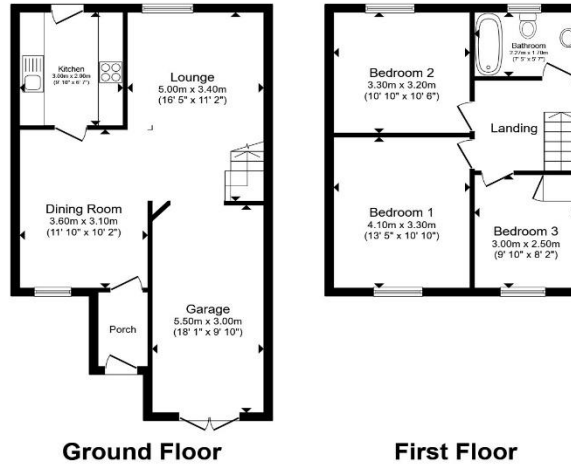
## Daniel Way, Silver End WITHAM

- Three Bedroom Family Home
- Popular Village of Silver End
- Two Reception Rooms
- Close to Local Amenities
- Driveway for Multiple Cars

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£290,000 - £300,000**



Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william  
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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR110191 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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