



Connells

Broadway
Silver End Witham

Broadway

Silver End Witham CM8 3XN

for sale guide price
£280,000



Property Description

Presenting this exceptional semi-detached home located in the sought-after area of Silver End, perfectly suited for first-time buyers eager to set down roots in a thriving community. Boasting an impeccably maintained interior in excellent condition, this inviting property offers well-proportioned and versatile living spaces throughout.

Step inside to a welcoming living room, ideal for relaxing with family or entertaining friends. The adjacent kitchen provides a practical yet stylish space for meal preparation, with ample storage and workspace. Two comfortable bedrooms offer the flexibility to create a peaceful main bedroom and a guest room or productive home office, while a modern, well-appointed bathroom completes the accommodation.

Further benefiting from a garage and a sizeable driveway, this property provides ample off-road parking for multiple vehicles—a real advantage in this popular residential area.

The location is ideal for families and professionals alike, with highly regarded local schools and a wealth of everyday amenities just moments away. For those commuting to the city, Witham Train Station is only a short distance from your doorstep, offering direct rail links to both Chelmsford City Centre and London Liverpool Street. Easy access to the A12 also ensures convenient journeys by road.

This is an outstanding opportunity to secure a home in excellent condition within such a well-connected and desirable part of Silver End.

Entrance Hall

Stairs to first floor, window to front aspect, radiator

Living Room

13' 5" x 12' 1" (4.09m x 3.68m)

Feature fireplace, door to rear garden, window to rear aspect, radiator

Kitchen

11' 1" x 5' 9" (3.38m x 1.75m)

Inset sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob , space for appliances, window to the front and side aspect

First Floor Landing

Loft hatch

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m)

Window to rear aspect, radiator

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

Built in cupboard, airing cupboard, window to

front aspect, radiator

Bathroom

Low level WC, pedestal handwash basin, panelled bath with shower above, heated towel rail, window to side aspect

Agents Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 71.3 m² (767 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



To view this property please contact Connells on

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17 Great Square
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308830



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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