

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Driver Way, Essex  
Guide Price £325,000

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* CHAIN FREE \*\*\*

Situated within a modern and highly sought-after residential development in Witham, this beautifully presented two bedroom house offers spacious and versatile accommodation. Originally constructed in 2019 as part of a contemporary development, the property combines stylish modern living with practical design, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike. Upon entering, a welcoming entrance hallway provides access to the staircase leading to the main living accommodation. The heart of the home is the impressive dual aspect living room, measuring over 16ft in length, offering an abundance of natural light and ample space for both relaxation and entertaining. French doors open to a private rear garden, enhancing the bright and airy feel of the room.

The separate fitted kitchen is well-appointed with a range of modern units, work surfaces, and integrated cooking facilities, providing a practical and attractive space for everyday living. A convenient ground-floor cloakroom/WC further enhances the practicality of the property.

The first-floor accommodation comprises two generously sized double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom is served by a contemporary family bathroom fitted with a three-piece suite.

Externally, the property enjoys the benefits of a modern development setting with allocated parking and easy access to local amenities. Witham town centre and mainline railway station are within easy reach, providing excellent links to London Liverpool Street and Chelmsford, making this an attractive option for commuters. The area also benefits from nearby schools, supermarkets, and recreational facilities.

Please note the vendor has confirmed that there is an annual maintenance charge on the site. The latest charge was £105.95 (every 6 months)

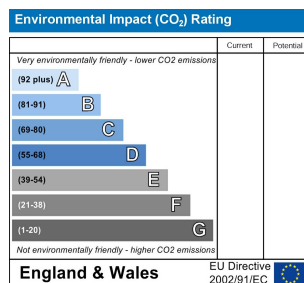
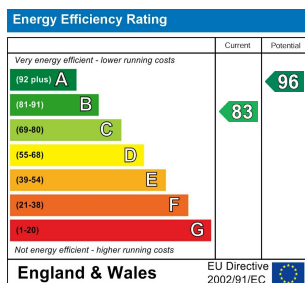


- FRONT
- ENTRANCE HALL
- GROUND FLOOR WC
- KITCHEN
- LIVING ROOM
- BATHROOM
- LANDNG
- BEDROOM
- BEDROOM
- ENSUITE
- GARDEN

ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

**Money Laundering Regulations**  
 Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

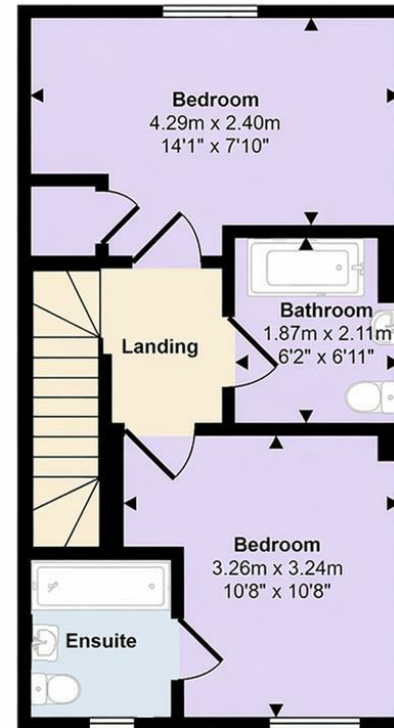
**Disclaimer**  
 Whilst we make enquiries with the Seller to



Approx Gross Internal Area  
69 sq m / 742 sq ft



Ground Floor  
Approx 34 sq m / 367 sq ft



First Floor  
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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