



## Raven Gardens

Witham, CM8 3GR

Freehold  
Tax Band: F

**Guide Price £575,000**



An executive detached modern family home that boasts a **STUNNING 19' KITCHEN DINER**, four **DOUBLE** bedrooms and **TWO EN SUITES**. Immaculately presented throughout, this home must be viewed to be appreciated! Further offering and entrance hall & modern cloakroom, spacious lounge, **STUDY / PLAY ROOM**, utility room, modern family bathroom, **DOUBLE GARAGE** (with potential to convert), private driveway parking and a generously sized rear garden. Within easy access to **3x TRAIN STATIONS**, local schooling and amenities. Contact Hamilton Piers, Silver End's local property experts, to view!



# Raven Gardens, Witham, CM8 3GR

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, Amtico flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin, radiator, Amtico flooring.

### LOUNGE:

16'9 x 11'9 (5.11m x 3.58m)

Double glazed window to front aspect (fitted with shutters), radiators, Amtico flooring.

### STUDY / PLAYROOM:

9'9 x 9'3 (2.97m x 2.82m)

Double glazed window to rear aspect, radiator, Amtico flooring.

### KITCHEN DINER:

19'8 x 11'8 (5.99m x 3.56m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a twin sink unit with central mixer taps and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, under stairs cupboard, radiator, Amtico flooring. French doors to rear aspect.

### UTILITY ROOM:

9'4 x 5'2 (2.84m x 1.57m)

Fitted base and wall units, edged work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, Amtico flooring. Secure door to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

13'4 x 11'9 (4.06m x 3.58m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, walk-in double shower unit set behind glass enclosure, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### BEDROOM TWO:

14'9 x 9'1 (4.50m x 2.77m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to rear aspect, walk-in double shower unit set behind glass enclosure, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### BEDROOM THREE:

11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM FOUR:

11'8 x 8'8 (3.56m x 2.64m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Generously-sized rear garden, enclosed by fencing and comprising a patio area with remainder mainly laid to lawn, gated side access.

### DOUBLE GARAGE & DRIVEWAY PARKING:

Integral double width garage (with excellent potential to convert into additional accommodation, stp) fitted with power, lighting and up & over door. Driveway for two+ vehicles.

### AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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