

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Driver Way, Essex
Guide Price £325,000

*** GUIDE PRICE £325,000 - £350,000 ***

Situated within a popular residential area of Witham, this well-presented two bedroom home offers spacious and well-balanced accommodation, ideal for first-time buyers, downsizers or investors alike.

The property is entered via a welcoming hallway with a ground floor WC to the left and a fitted kitchen to the right, offering good storage and preparation space.

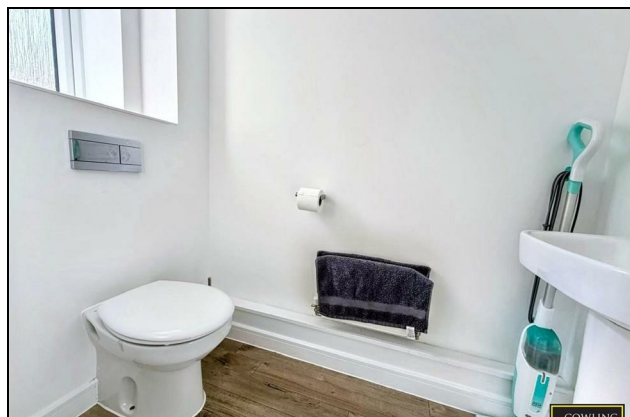
Straight ahead is a bright and spacious living room, providing ample space for both seating and dining. French doors open directly onto the rear garden, allowing plenty of natural light and creating a pleasant indoor-outdoor flow.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom is served by a modern family bathroom.

Externally, there is an enclosed rear garden, ideal for relaxing or entertaining during warmer months.

The property is conveniently located close to local amenities, schools, and transport links, with Witham town centre and railway station offering direct access into London.

Early viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

Disclaimer
 Whilst we make enquiries with the Seller to

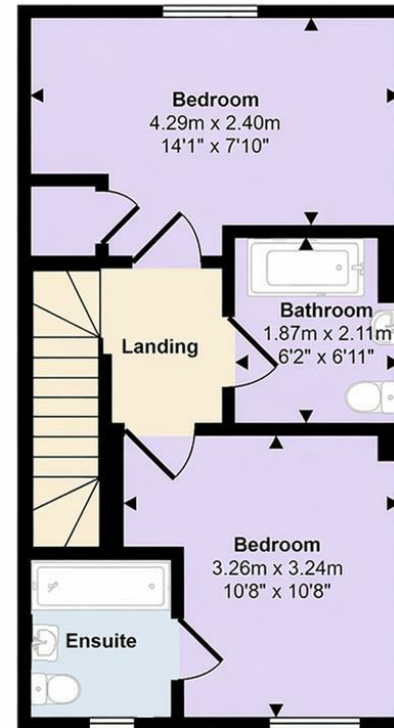
ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the 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.

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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