

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Warwick Road, Rayleigh, SS6 8PG



Guide Price £475,000 - £500,000

Situated in a sought after tree lined road within Rayleigh, within walking distance to the excellent Grove Wood Primary Academy as well as Fitzwimarc Senior School, local shops and High Street, is this spacious four bedroom detached property situated on a substantial plot with rear garden measuring approx 90ft and a sweeping driveway providing off street parking for several vehicles. NO ONWARD CHAIN.

Council Tax Band: E. EPC: TBC.

Viewing advised. Our Ref: 19520.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance under **STORM PORCH** with obscure glazed entrance door to entrance hall.

ENTRANCE HALL

Radiators. Original wood parquet flooring. Textured ceiling.



GROUND FLOOR BEDROOM THREE 15' 6" x 10' 11" (4.72m x 3.33m)

Double glazed bay window to front aspect. Radiator.



GROUND FLOOR BEDROOM FOUR 11' 10" x 10' 11" (3.61m x 3.33m)

Double glazed window to side aspect. Radiator. Textured ceiling.



LOUNGE/DINER 27' 8" x 12' (8.43m x 3.66m)

Double glazed window to front aspect. French doors providing access to conservatory. Feature circular double glazed windows to side aspect. Stairs to first floor accommodation. Radiators. Wood effect flooring.



SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Chrome heated towel radiator. Tiled walls. Tile effect flooring. Coving to plastered ceiling.



KITCHEN 11' 11" x 9' (3.63m x 2.74m)

Double glazed window to rear aspect. Double glazed door providing access to conservatory. A range of base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Space for freestanding cooker. Space and plumbing for further appliances. Tiled splash backs. Tiled flooring.



CONSERVATORY 25' 4" x 9' (7.72m x 2.74m)

Double glazed windows to all rear aspects. Double glazed door providing access to rear garden. Wood effect flooring. Base and eye level units to one wall incorporating inset wash hand basin. Space and plumbing for appliances. Tiled splash back. Wall mounted boiler.



FIRST FLOOR LANDING

BEDROOM ONE 15' 11" x 9' 11" (4.85m x 3.02m)

Double glazed window to rear aspect. Radiator. Textured ceiling. Door to en suite.



EN SUITE SHOWER ROOM

A three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled wc.



BEDROOM TWO 13' 1" x 10' 11" (3.99m x 3.33m)

Double glazed window to front aspect. Radiator. Eaves storage cupboard.



EXTERIOR.

A **STUNNING REAR GARDEN** measuring approximately 90ft (27.43m) commencing with large sweeping patio area. Laid to lawn. A selection of mature flower, shrub and tree borders. Double gates providing access to front. Door to garage.



DETACHED GARAGE 16' 8" x 8' 11" (5.08m x 2.72m) with power and lighting.

The **FRONT** has own block paved driveway providing off street parking for several vehicles. An abundance of shrubs.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.