

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

162 Daws Heath Road, Rayleigh, SS6 7NL



Guide Price £425,000 - £450,000

Situated in the heart of Rayleigh, within walking distance to Wyburns Primary school as well as mainline railway station and the High Street with its many shops, eateries and bars, is this stunning three bedroom semi-detached property improved by the current owners to include luxury fitted kitchen and bathroom, benefiting from having a rear garden measuring approximately 50ft, own driveway providing off-street parking for several vehicles and integral garage.

Council Tax Band: D. EPC Rating:tbc.
Ref 20148

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

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Entrance via composite glazed entrance door to

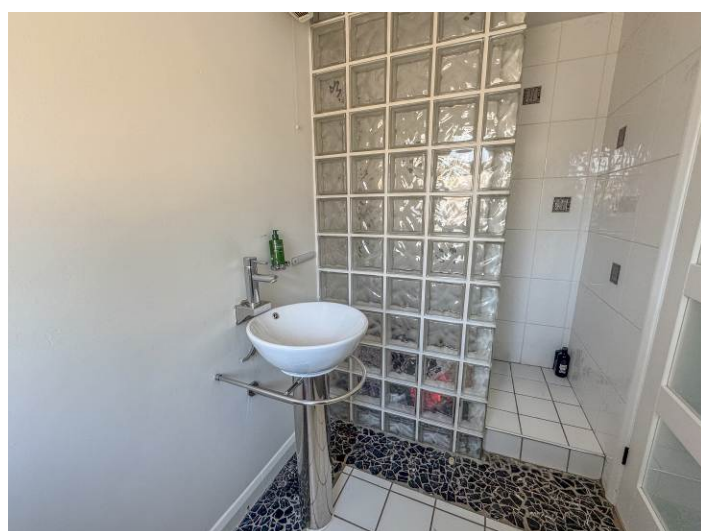
SPACIOUS HALLWAY

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC/SOWER ROOM 9' 1" x 4' 9" (2.77m x 1.45m)

Obscure double glazed window to the front aspect. WC with low level cistern. Circular wash hand basin with chrome stand and wall mounted chrome mixer tap. Fully tiled, walk-in shower enclosure with opaque glass brick modesty wall. Tiled floor. Plastered ceiling. Contemporary vertical radiator.



L SHAPED LOUNGE/DINER 18' 4" max x 18' 2" max (5.59m x 5.54m)

Double glazed French doors providing access to rear garden. Double glazed French doors providing access to Conservatory. Feature fireplace with inset Log Burner. Wood effect flooring. Coving to plastered ceiling. Radiator. Open through to Kitchen.



CONSERVATORY 11' x 9' 6" (3.35m x 2.9m)

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Access to loft.

BEDROOM ONE 13' x 10' (3.96m x 3.05m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BEDROOM TWO 13' x 8' 4" (3.96m x 2.54m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM THREE 11' 7" x 7' 4" (3.53m x 2.24m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



**RECENTLY FITTED LUXURY BATHROOM 8' 5" x 8'
(2.57m x 2.44m)**

Obscure double glazed window to the front aspect. Table top wash hand basin with mixer tap, marble work top and Shaker style vanity storage below. Free standing roll top bath with floor mounted mixer tap with shower attachment. Separate walk-in shower enclosure with full height glass screen and Waterfall shower head. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



SEPARATE WC

Obscure double glazed window to the side aspect. WC with low level cistern. Tiled floor. Tiled walls.



EXTERIOR

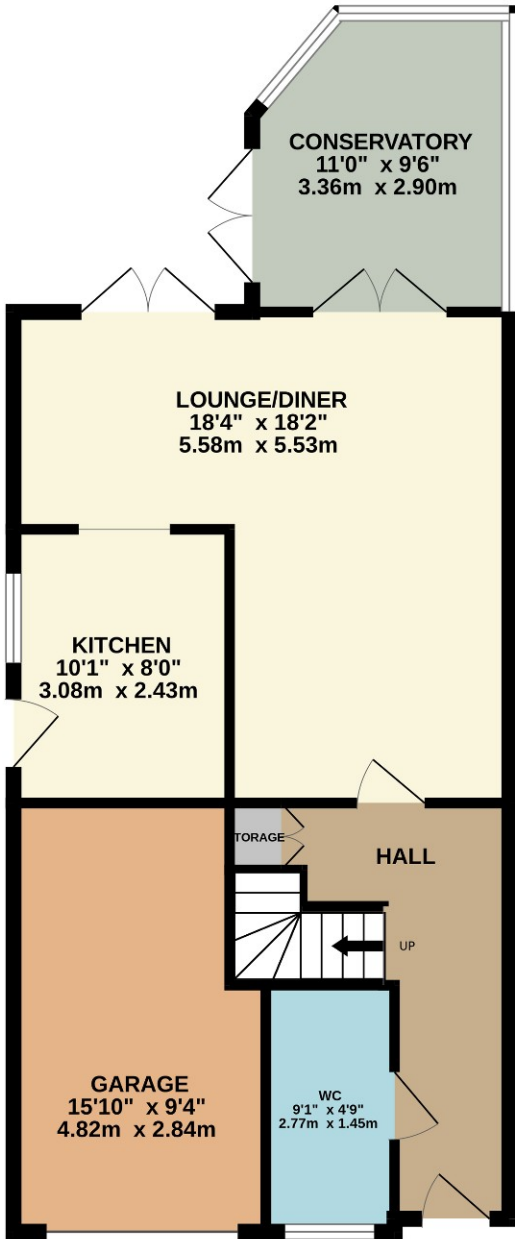
The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio area extending round to the spacious side and gate to the front.



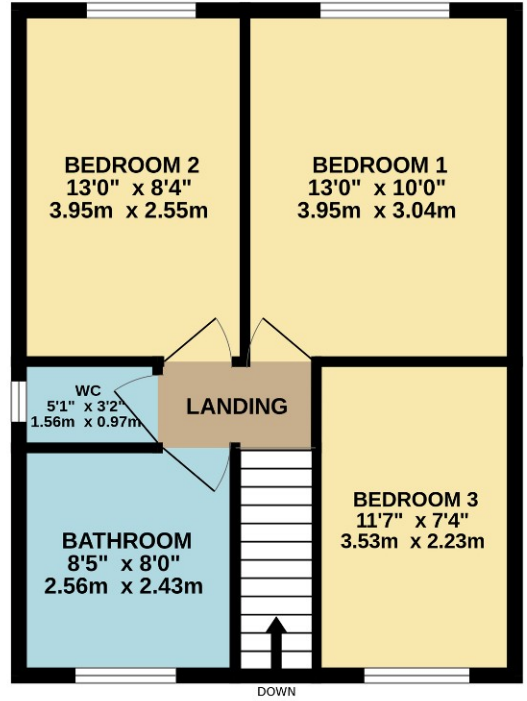
The **FRONT** has own block paved driveway providing off-street parking for several vehicles leading to **INTEGRAL GARAGE** with electric Roller door.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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