

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hillview Road, Rayleigh, SS6 7HX



Guide Price £475,000 - £500,000

Situated in one of the most sought after, elevated locations with stunning far reaching views across Rayleigh and reaching as far as London, is this four bedroom detached family home, requiring some modernisation throughout, benefiting from having potential to extend and within close walking distance to mainline railway station, high street shops and local schools. Properties in this location rarely become available, early viewing recommended.

NO ONWARD CHAIN.

Council Tax Band: F. EPC Rating: tbc.

Our Ref 19442

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Entrance via hardwood entrance door to

ENTRANCE HALL

Obscure window to Dining Room. Stairs to first floor accommodation. Coving to ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC/UTILITY/SHOWER

Obscure double glazed window to the side aspect.

Cloakroom/wc

WC with low level cistern. Wash hand basin. Open through to

Utility Area

Base level units. Roll edge work surface. Space for appliances.

Shower Area

Shower cubicle with thermostatic shower.

KITCHEN 11' 5" x 10' 6" (3.48m x 3.2m)

Double glazed window to the rear aspect. Double glazed door providing access to the side. Base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Integrated appliances. Door to

DINING ROOM 10' 6" x 10' 4" (3.2m x 3.15m)

Double glazed window to the rear aspect. Coving to ceiling. Radiator. Double opening doors to



LOUNGE 17' 2" x 12' 2" (5.23m x 3.71m)

Double glazed windows to the front and the rear aspects. Two double glazed windows to the side aspect. Door through to Entrance Hall. Feature fireplace. Radiators.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Double glazed window to the front aspect. Airing cupboard. Radiator.



BEDROOM ONE 17' 2" x 12' 2" (5.23m x 3.71m)

Double glazed windows to the front and the rear aspects. Fitted bedroom furniture. Radiator.



BEDROOM TWO 10' 6" x 9' 5" (3.2m x 2.87m)

Double glazed window to the rear aspect. Built-in full height storage cupboard. Radiator.



BEDROOM THREE 10' 6" x 8' 1" (3.2m x 2.46m)

Double glazed window to the rear aspect. Cupboard with mirror fronted sliding doors. Radiator.



BEDROOM FOUR 9' x 7' 8" (2.74m x 2.34m)

Double glazed window to the front aspect. Cupboard with sliding doors. Radiator.



