

Upway, Rayleigh, SS6 8AG



£600,000

Situated in a much sought after location in Rayleigh within a short stroll to mainline railway station with links to London, Liverpool Street as well as the High Street with an abundance of shops and restaurants, with the added benefit of being a stone's throw of the excellent FitzWimarc School and Sixth Form as well as Edward Francis Primary School, is this stunning four bedroom extended family home with a rear garden measuring approximately 80ft. Offering versatile living accommodation throughout with large driveway providing off street parking for several vehicles and an integral double length garage.

Viewing is highly recommended. Council Tax Band: D.

EPC Rating: C. Our Ref: 20400.

Accommodation comprises:
Entrance via wood effect composite glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising wall hung wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling.



LOUNGE 14' 7" x 11' 4" (4.44m x 3.45m)

Double glazed bay window to front aspect. Radiator. Coving to ceiling.



STUDY 6' 8" x 6' 3" (2.03m x 1.91m)

Radiator. Wood effect flooring. Plastered ceiling with tunnel lights.



DINING ROOM 14' 9" x 11' 7" (4.5m x 3.53m)

Double glazed French doors with full height glass side lights providing access to rear garden. Radiator. Textured ceiling. Open plan through to kitchen area.



KITCHEN 15' 5" x 6' 8" (4.7m x 2.03m)

Double glazed window to rear aspect. Sky light. A comprehensive range of base and eye level units incorporating roll top granite effect work surface with inset stainless steel sink drainer unit. Eye level electric oven. Gas hob with extractor above. Housing for dishwasher. Feature brick tiled splash backs. Wood effect flooring. Plastered ceiling with inset spotlighting. Door to utility area.



UTILITY AREA

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Base and eye level units with space and plumbing for appliances. Space for freestanding fridge freezer. Radiator. Wood effect flooring.



FIRST FLOOR LANDING

Radiator.



BEDROOM ONE 15' max x 10' 10" max (4.57m x 3.3m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

A three piece suite comprising full height glass shower screen leading to enclosed shower area with waterfall shower head, wall hung vanity unit with circular table top wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Part vaulted ceiling. Feature tiled walls. Tiled flooring.



BEDROOM TWO 16' 11" x 11' 5" (5.16m x 3.48m)

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



BEDROOM FOUR 9' 6" x 9' 1" (2.9m x 2.77m)

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



BEDROOM THREE 12' x 11' 10" (3.66m x 3.61m)

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



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, wall hung wash hand basin with chrome mixer taps and vanity drawer storage below and back to wall wc. Heated towel radiator. Plastered ceiling with inset spotlighting.



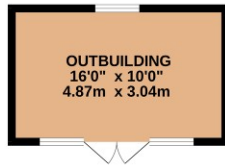
EXTERIOR.

A **STUNNING MATURE REAR GARDEN** measuring approximately 80ft (24.38m) commencing with raised composite decked area with feature raised rendered brick flower beds. A mature selection of flower and shrub borders. Laid to lawn. Fencing to all boundaries. Door to garage. **CABIN 16' x 10' (4.88m x 3.05m)** Double glazed windows and doors. Wood effect flooring. Power and lighting. Providing a perfect outdoor gym or office space.

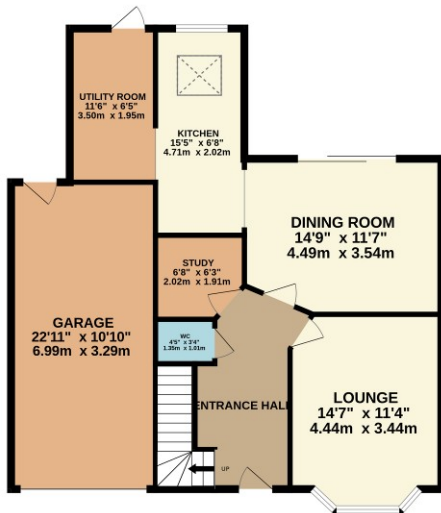
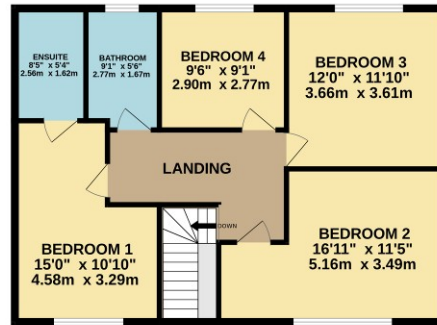


The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE 22' 11" x 10' 10" (6.99m x 3.3m)** with electric roller door to front.

GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1835 sq.ft. (170.5 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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