

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Warwick Road, Rayleigh, SS6 8PQ



£375,000

Occupying a substantial corner plot position within a sought after area is this two/three bedroom semi detached chalet. Offering potential for extension to ground and first floors, subject to the usual planning consents. Within very close walking distance to the excellent Grove Wood Primary Academy as well as Fitzwimarc School, Rayleigh High Street and station. NO ONWARD CHAIN.

Viewing recommended. Council Tax Band: D.

EPC Rating: D. Our Ref: 20054.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed door to entrance hall.

L-SHAPED ENTRANCE HALL

Stairs to first floor loft room. Radiator. Electric meters cupboard.



BEDROOM ONE 12' 10" x 12' 8" (3.91m x 3.86m)

Double glazed bay window to front aspect. Radiator.



LOUNGE/GROUND FLOOR BEDROOM 14' 10" x 11' 6" (4.52m x 3.51m)

Double glazed window to front aspect. Feature fireplace with inset fire. Radiator. Coving to textured ceiling.



BEDROOM THREE 9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to side aspect. Radiator.



GROUND FLOOR BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with chrome taps, tiled shower cubicle, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



DINING ROOM/LOUNGE 13' 1" x 11' 6" (3.99m x 3.51m)

Patio doors providing access to conservatory. Tiled fireplace with inset fire. Radiator. Textured ceiling.



CONSERVATORY 9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to rear aspect. Door providing access to rear garden.

KITCHEN 13' 6" x 8' 9" (4.11m x 2.67m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating marble effect roll top work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Space for freestanding cooker. Larder cupboard. Wall mounted boiler.



LOFT ROOM 16' 1" x 11' 6" (4.9m x 3.51m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



The property occupies a spacious corner position with ample front and side gardens. Access to garage and parking at rear.

EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m). Laid to lawn with flower and shrub borders. **GARAGE** at rear of garden with own driveway providing off street parking to front.

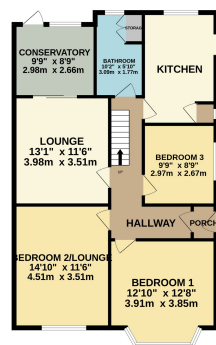
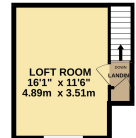
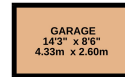
Agents Note:

The spacious position could allow for extension to ground and first floors, subject to the usual planning consents.



GROUND FLOOR
3049 sq.ft. (279.9 sq.m.) approx.

1ST FLOOR
237 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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