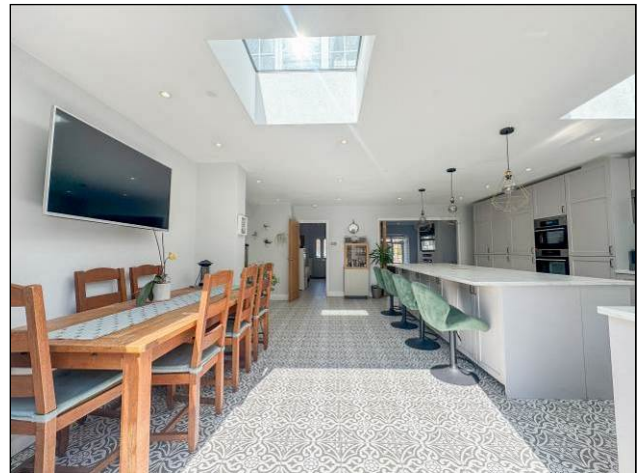


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wellington Road, Rayleigh, SS6 8EZ



Offers Over £585,000

Situated in a sought after location, within close walking distance to FitzWimarc Secondary School & Sixth Form as well as local shops, is this immaculate, four bedroom detached family home maintained to a high specification throughout and benefiting from having stunning open plan kitchen/breakfast room with bi-fold doors providing access to the landscaped rear garden, luxury fitted bathroom, own driveway providing off-street parking and garage.

Council Tax Band: E. EPC Rating: C.
Ref 20143

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

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



Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Two full height storage cupboard. Oak doors to all ground floor rooms. French doors providing access to Lounge. Contemporary tiled floor. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Inset wash hand basin with vanity storage below. Contemporary tiled floor. Tiled walls. Radiator.

LOUNGE 19' 1" into bay x 12' 10" (5.82m x 3.91m)

Double glazed bay window to the front aspect. Two double glazed windows to the side aspect. Feature media wall. Plastered ceiling. Inset spot lights. Radiator. Bi-fold Oak doors to Kitchen/Breakfast Room.



KITCHEN/BREAKFAST ROOM 20' 7" x 19' 10" (6.27m x 6.05m)

Double glazed window to the rear aspect. Two Sky Lights. Double glazed bi-fold doors providing access to rear garden. Comprehensive range of Shaker style base and eye level units. Marble Granite work surfaces. Inset sink drainer unit. Tiled splash backs. Twin eye level electric ovens. Integrated eye level microwave. Induction hob with contemporary extractor above. Integrated dish washer. Integrated fridge. Integrated freezer. Island unit incorporating breakfast bar and additional storage. Contemporary tiled floor. Plastered ceiling. Inset spot lights. Radiator.



UTILITY ROOM 13' 2" x 6' 4" (4.01m x 1.93m)

Double glazed door providing access to rear garden. Base and eye level units. Inset stainless steel sink drainer unit. Space for washing machine. Space for tumble dryer. Contemporary tiled floor. Door to Integral Garage.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Airing/storage cupboard.

BEDROOM ONE 11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Fitted wardrobes to one wall. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM TWO 11' 9" x 10' 5" (3.58m x 3.18m)

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



BEDROOM THREE 10' 4" x 8' 1" (3.15m x 2.46m)

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



BEDROOM FOUR 8' 5" x 8' 1" (2.57m x 2.46m)

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

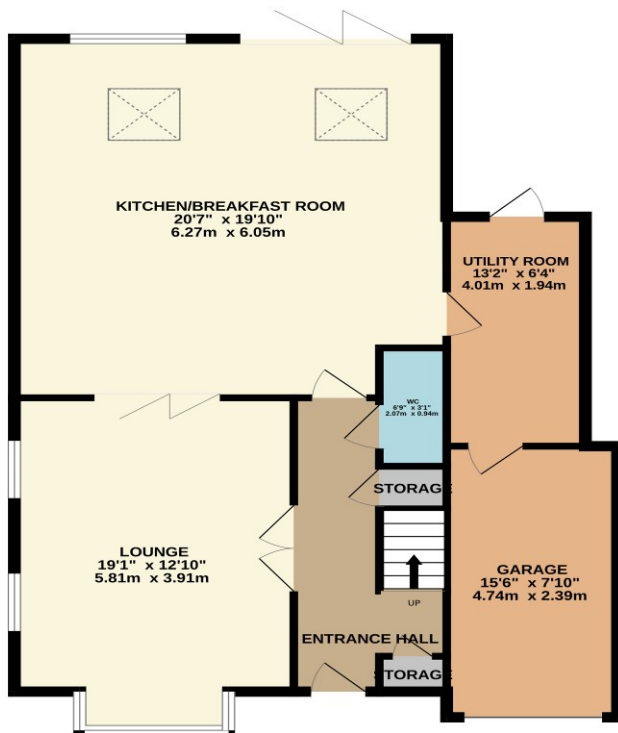


LUXURY FAMILY BATHROOM 8' 8" x 5' 2" (2.64m x 1.57m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower attachment. Separated fully tiled corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



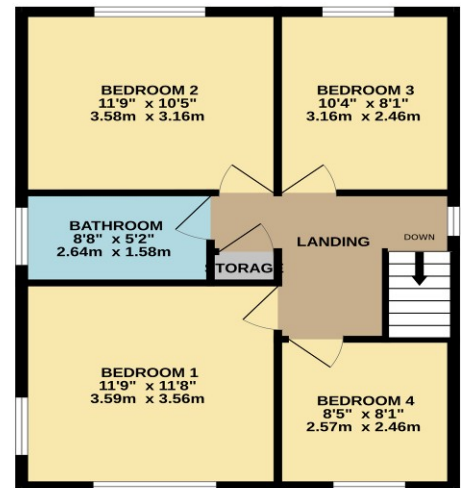
EXTERIOR

The **LANDSCAPED LOW MAINTENANCE REAR GARDEN** commences with steps down to artificial lawn with paved surround. **SUMMERHOUSE** to remain. Gate providing access to the front.



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

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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Consumer Protection from Unfair Trading Regulations 2008.

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