

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Langdon Road, Rayleigh, SS6 9HZ



Guide Price £400,000 - £425,000

Situated in a popular location, within walking distance to mainline railway station with links to London Liverpool Street, local schools including Sweyne Park and shops, is this spacious four/five bedroom semi-detached chalet offering versatile living accommodation, a rear garden measuring approximately 60ft x 35ft and own block paved driveway providing off-street parking for several vehicles.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: tbc.

Ref 20195

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Wall mounted wash hand basin. Radiator.

LOUNGE 14' 8" into bay x 11' 5" (4.47m x 3.48m)

Double glazed bay window to the front aspect. Feature brick built fireplace with inset log burner. Coving to textured ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to the side aspect. Comprehensive range of base and eye level units. Wood effect work surfaces. Inset one and half circular sink drainer. Tiled splash backs. Breakfast bar. Integrated eye level electric oven. Space for free standing cooker. Space for appliances. Wood effect flooring. Coving to textured ceiling. Radiator.



SITTING ROOM 12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed windows to side aspects. Double glazed windows to rear aspect. Double glazed 'Stable' door providing access to the rear garden. Base units. Inset one and half stainless steel sink drainer unit. Tiled splash back. Space for appliances. Wall mounted boiler. Wood effect flooring. Radiator.



GROUND FLOOR BEDROOM ONE 12' 1" x 10' 9" (3.68m x 3.28m)

Double glazed window to the rear aspect. Fitted bedroom furniture. Plastered ceiling. Radiator.



EN SUITE 7' 1" x 5' 2" (2.16m x 1.57m)

Two obscure double glazed windows to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Tiled walk-in shower cubicle with electric shower. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



DINING ROOM / BEDROOM FIVE 12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM TWO 12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to the front aspect. Eaves storage cupboard. Plastered ceiling. Radiator.



BEDROOM THREE 12' 4" x 9' 8" (3.76m x 2.95m)

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



BEDROOM FOUR 12' max x 9' 4" max (3.66m x 2.84m)

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



BATHROOM 9' 4" x 7' 6" (2.84m x 2.29m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and folding shower screen. Wood effect flooring. Part tiled walls. Radiator.



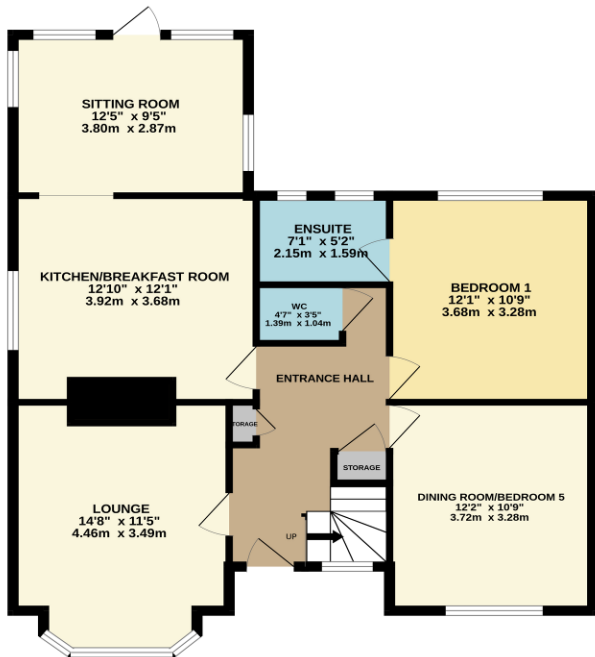
EXTERIOR

The **REAR GARDEN** measures approximately **60' x 35' (18.29m x 10.67m)** and commences with large patio with steps down to laid lawn. Selection of mature flowers and shrubs. **SHEDs** to remain. Spacious side with gate providing access to the front.

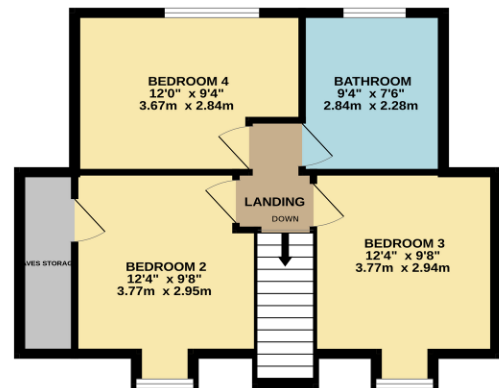


The **FRONT** has own block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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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