

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hatfield Road, Rayleigh, SS6 9AP



Guide Price £325,000 - £350,000

Situated in a popular location is this three good size bedroom semi-detached chalet benefiting from having large lounge, ground floor bathroom, ground floor study, approximately 35ft EAST FACING rear garden, detached garage and off-street parking for two vehicles. Close to all local amenities.

**NO ONWARD CHAIN.**

Council Tax Band: D. EPC Rating: tbc.

Ref 19569

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

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Entrance via double glazed entrance door under storm porch to

#### **ENTRANCE HALL**

Radiator.

#### **KITCHEN 15' 7" x 7' 5" (4.75m x 2.26m)**

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Range of base and eye level units. Inset stainless steel sink drainer unit. Integrated electric double oven. Inset gas hob. Tiled splash backs. Radiator.

#### **LOUNGE 13' 1" x 11' 11" (3.99m x 3.63m)**

Double glazed bay window to the front aspect. Fireplace with electric fire. Coving to ceiling. Radiator.

#### **STUDY 11' 4" x 10' (3.45m x 3.05m)**

Double glazed window to the rear aspect. Stairs to first floor accommodation. Radiator.



#### **BEDROOM ONE 11' 11" x 10' 10" (3.63m x 3.3m)**

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



#### **GROUND FLOOR BATHROOM**

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Tiled floor. Tiled walls. Heated towel radiator.



#### **FIRST FLOOR ACCOMMODATION**

**LANDING** Doors to bedrooms.

#### **BEDROOM TWO 11' 3" x 8' 11" (3.43m x 2.72m)**

Double glazed window to the rear aspect. Fitted wardrobes/storage. Radiator.



### BEDROOM THREE 11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window to the front aspect. Fitted wardrobes/storage. Radiator.



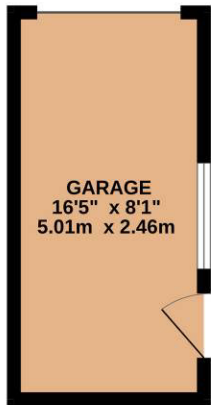
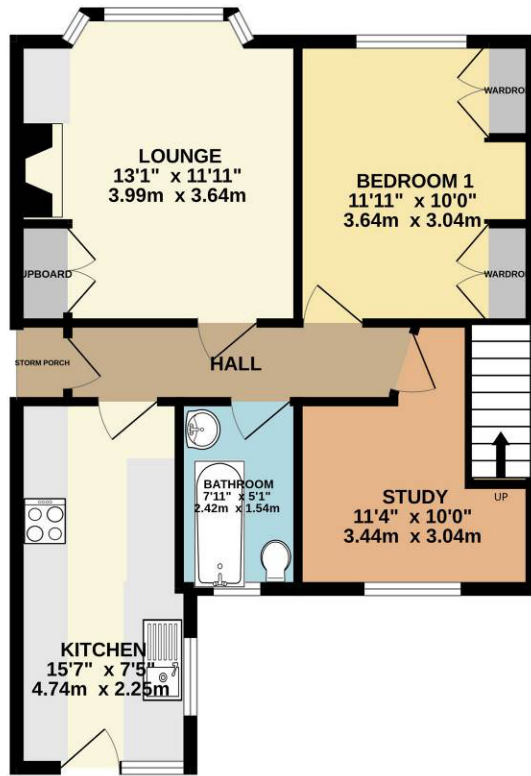
### EXTERIOR

The **EAST FACING REAR GARDEN** measures approximately 35' (10.67m) and commences with patio leading to laid lawn. **SHED/STORAGE** to remain. Gate to side leading to shared driveway.

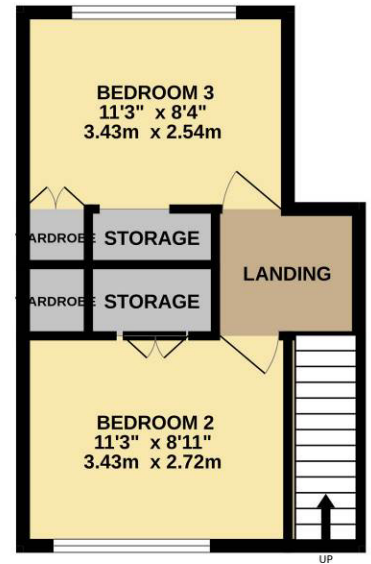


The **FRONT** has retaining brick wall, shrubs and hard standing providing off-street parking for two vehicles. Shared driveway to the side leading to **DETACHED GARAGE** with window and personal door to rear garden.

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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