

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downhall Park Way, Rayleigh, SS6 9QP



Guide Price:
£600,000 - £625,000

Situated on the sought after Downhall Park Way development, is this stunning three storey four/five bedroom detached family home renovated to a very high standard throughout by the current owner and benefiting from having a loft conversion creating master bedroom suite with Velux balcony offering far reaching views across open fields to the front, en suite and dressing room (this could be used as an additional bedroom), large family shower room to the first floor, two ground floor reception rooms, landscaped rear garden with home office outbuilding. Walking distance to all local amenities.

EPC Rating:C. Our Ref 19472

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Full height walk-in storage cupboard. Amtico flooring. Coving to plastered ceiling. Radiator.



LOUNGE 17' 11" x 10' 10" (5.46m x 3.3m)

Double glazed window to the front aspect. Double glazed French doors providing access to rear garden. Feature brick built fireplace with solid Oak mantle, log storage, log burner and tiled hearth. Amtico flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



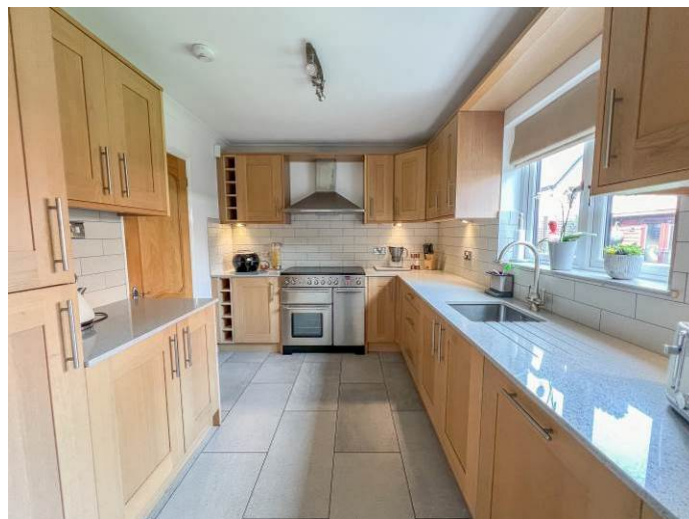
DINING ROOM 9' 6" x 9' 1" (2.9m x 2.77m)

Double glazed window to the front aspect. Feature panelled wall. Amtico flooring. Coving to plastered ceiling. Radiator.



KITCHEN 10' 10" x 8' 5" (3.3m x 2.57m)

Double glazed window to the rear aspect. Comprehensive range of modern base and eye level units. High gloss Quartz work surfaces. Inset stainless steel sink with mixer tap. Space for free standing Range cooker with extractor above. Tiled splash backs. Under unit lighting. Integrated dish washer. Tiled floor. Coving to plastered ceiling. Open through to



UTILITY ROOM 5' 7" x 5' 7" (1.7m x 1.7m)

Double glazed door providing access to rear garden. Base and eye level units. Quartz work surface. Tiled splash back. Integrated washing machine to remain. Space for appliances. Door to



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Wash hand basin. Tiled floor. Chrome heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Stairs to second floor accommodation.



BEDROOM TWO 11' 6" x 8' 5" (3.51m x 2.57m)

Double glazed window to the rear aspect. Walk-in storage cupboard. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' x 9' 11" (3.05m x 3.02m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Wood flooring. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 9' 11" x 7' 11" (3.02m x 2.41m)

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



LUXURY FAMILY SHOWER ROOM 9' 6" x 8' 5" (2.9m x 2.57m)

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset 'His & Her' wash hand basin with vanity storage below. Walk-in fully tiled luxury shower enclosure with inset tiled shelving, ceiling 'Waterfall' shower head and wall mounted shower controls. Tiled floor. Complimentary part tiled walls. Chrome heated towel radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Doors to MASTER BEDROOM SUITE.

BEDROOM ONE 15' 4" max x 12' 8" max (4.67m x 3.86m) Double glazed window to the rear aspect. Double glazed Velux balcony window to the front aspect, overlooking far reaching views to open fields. Plastered ceiling. Inset spot lights. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with tiled splash back, shelving and cupboard vanity storage below. Panelled bath with tiled splash back. Wood effect flooring. Plastered ceiling. Inset spot lights. Chrome heated radiator. Sliding door through to



DRESSING ROOM (BEDROOM FIVE)

Double glazed Velux window to the front aspect. Built-in custom fitted high gloss wardrobes to one wall. Wood effect flooring. Plastered ceiling. Radiator.



EXTERIOR

The **LANDSCAPED REAR GARDEN** commences with large paved patio leading to laid lawn. Shingle & paving slab pathway, with sleeper border, leading to fully clapped **WORKSHOP/SHED**, **PEGODA COVERED DECKED AREA** and **GARDEN ROOM/OFFICE 10' 8" x 6' 6"** (3.25m x 1.98m) with full height windows across the front overlooking garden, small double glazed window to the side, power and lighting. Side gate providing access to the front.



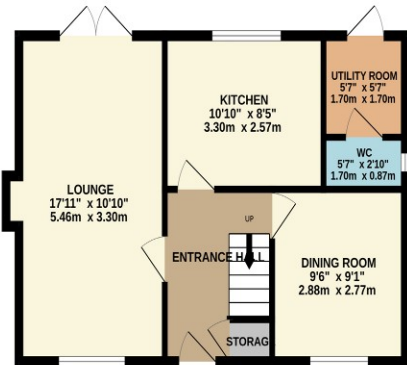
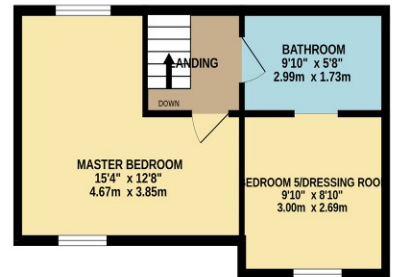
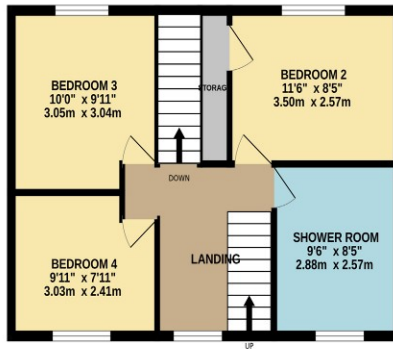
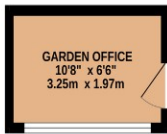


The **FRONT** has wrought iron railings with gate and own driveway providing off-street parking which in turn leads to **DETACHED GARAGE** with Electric roller door, personal door to rear garden, power and lighting

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

2ND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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