

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 28 Ferndale Road, Rayleigh, SS6 9NW



Guide Price:  
£450,000 - £475,000

Situated in a popular location is this three good size bedroom semi-detached family home, maintained to a high standard throughout and benefiting from having large lounge, conservatory, kitchen with Rangemaster cooker included, modern bathroom, south facing rear garden, large block paved driveway providing off-street parking and integral garage.

Close to local shops and mainline railway station.

Council Tax Band: C. EPC Rating: D.

Ref 20285

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

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Entrance via Ultion Security double glazed entrance door to

#### ENTRANCE PORCH

Double glazed windows, with integrated blinds, to the front aspect. Door to Integral Garage. Double glazed door to Entrance Hall.

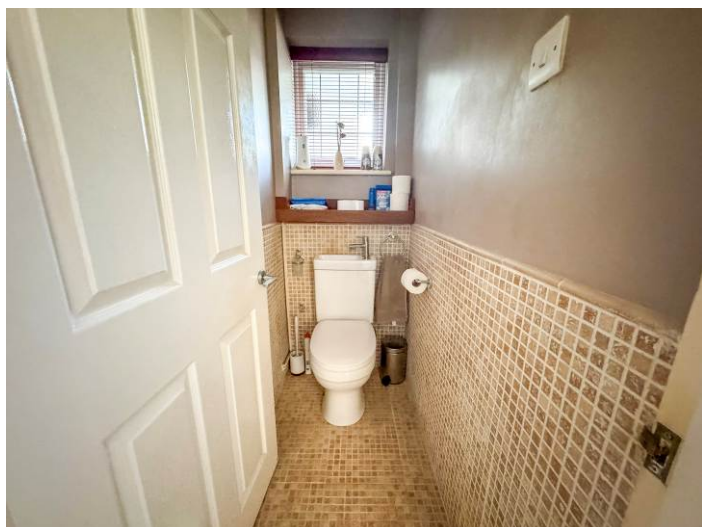
#### ENTRANCE HALL

Double glazed stained glass window to the front aspect. Stairs to first floor accommodation. Ceramic wood effect flooring. Part panelled walls. Coving to textured ceiling. Radiator.



#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern and inset wash hand basin with chrome tap. Tiled floor. Part tiled walls.



#### KITCHEN 13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed bay window to the front aspect. Range of base and eye level units. Roll edge work surfaces. Inset composite sink drainer unit with mixer tap. Rangemaster Classic 100 cooker to be included, with extractor chimney above. Brick tile splash backs. Integrated dish washer. Slate tile floor. Plastered ceiling.



#### LOUNGE/DINER 18' 10" x 13' 1" (5.74m x 3.99m)

Double glazed window to the side aspect. Sliding patio doors providing access to Conservatory. Feature Vintage Slate fireplace with open chimney. Built-in under stairs cupboard. Engineered Oak floor. Plastered ceiling. Recently fitted modern designer Radiator.





**CONSERVATORY 10' 10" x 10' 1" (3.3m x 3.07m)**

Double glazed windows. French doors providing access to rear garden. Oak floor.



**FIRST FLOOR LANDING**

Double glazed window to the side aspect. Part panelled walls. Plastered ceiling. Access to part boarded loft, with ladder and lighting. Air Conditioning.

**BEDROOM ONE 12' 9" x 12' 1" (3.89m x 3.68m)**

Double glazed window to the front aspect. Built-in wardrobes. Coving to textured ceiling. Radiator.



**BEDROOM TWO 13' 6" x 12' 9" (4.11m x 3.89m)**

Double glazed window to the rear aspect. Built-in wardrobes. Coving to textured ceiling. Radiator.



**BEDROOM THREE 8' 11" x 7' 2" (2.72m x 2.18m)**

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



**FAMILY BATHROOM 8' 11" x 7' 2" (2.72m x 2.18m)**

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and glass shower screen. Tiled floor. Tiled walls. Plastered ceiling. Radiator.



## EXTERIOR

The **SOUTH FACING L SHAPED REAR GARDEN** commences with patio leading to laid lawn. BBQ area.

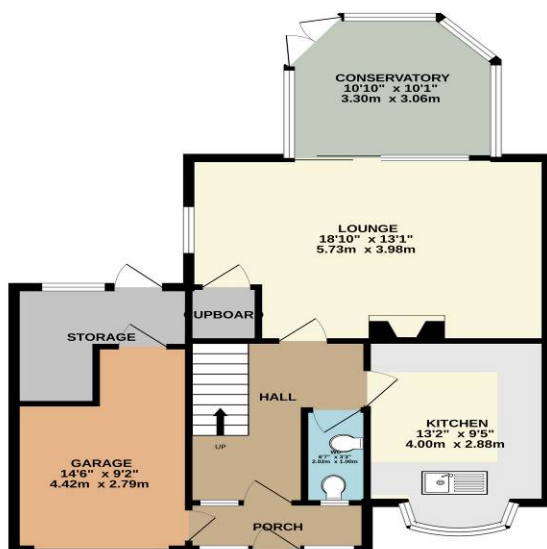


The **FRONT** has lawn area and large block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 14' 8" x 9' 2"** (4.47m x 2.79m) with electric roller door. Door to rear leading to **STORAGE AREA** with double glazed window and personal door to the rear.

### Agents Note:

The vendors have advised that:-  
the property has an Alarm;  
The garage has a new roof.  
the Combi boiler is located in the garage.

GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.