

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Truro Crescent, Rayleigh, SS6 9RU



£375,000

Situated in a secluded, sought after location, is this three good size bedroomed semi-detached family home benefiting from having large lounge/diner, conservatory, modern fitted kitchen, SOUTH FACING rear garden, large block paved driveway courtyard and detached garage in block.

Council Tax Band: C. EPC Rating: tbc.

Our Ref 19649

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Storm porch with door to exterior storage and double glazed entrance door.

ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard. Wood effect flooring. Coving to ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

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

KITCHEN 9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to the front aspect. Range of base and eye level units. Granite effect work surfaces. Inset stainless steel sink drainer unit. Integrated double oven. Inset electric hob with stainless steel extractor above. Tiled splash backs. Integrated dish washer. Integrated fridge. Integrated freezer. Space for washing machine. Space for tumble dryer. Cupboard housing combi boiler (last serviced July 2024). Tiled floor. Coving to ceiling. Inset spot lights.

L SHAPED LOUNGE/DINER 16' max x 14' 1" max (4.88m x 4.29m)

Double glazed window to Conservatory. Double glazed patio doors providing access to Conservatory. Feature fireplace with inset electric fire. Coving to ceiling. Radiators.



CONSERVATORY 13' 7" x 9' 6" (4.14m x 2.9m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Tiled floor. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Access to part boarded loft with loft ladder and lighting.



BEDROOM ONE 11' 5" x 9' 4" (3.48m x 2.84m)

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



BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to the rear aspect. Fitted wardrobes. Coving to ceiling. Radiator.



BEDROOM THREE 8' 3" x 6' 8" (2.51m x 2.03m)

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



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath. Tiled floor with under floor heating. Tiled walls. Towel rail.

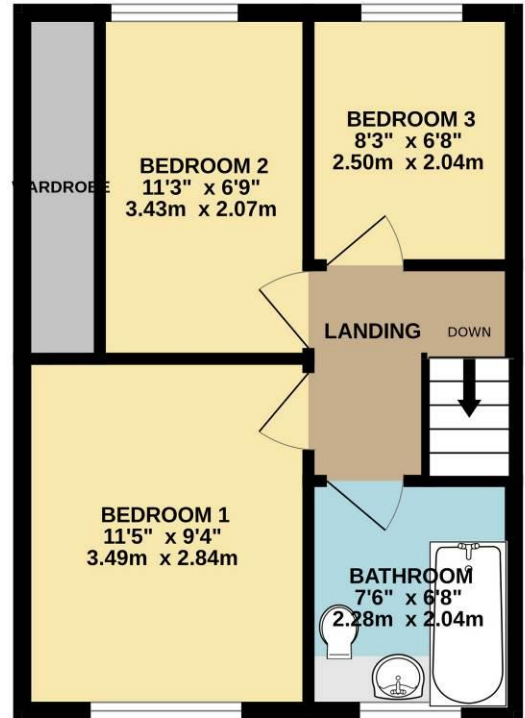
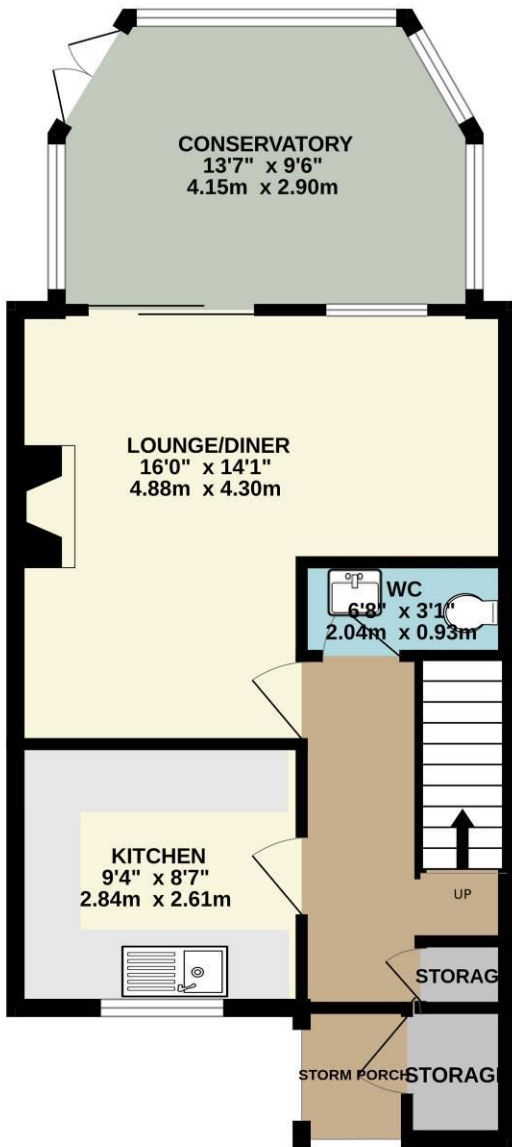


EXTERIOR

The **SOUTH FACING REAR GARDEN** measures approximately 50' (15.24m) commences with paved patio leading to laid lawn. Further paved area to the rear. Gate providing access to the front.



The **FRONT** has private block paved courtyard/driveway with **DETACHED PITCHED ROOF GARAGE**, in block, with boarded loft space.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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