

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 11 Downhall Park Way, Rayleigh, SS6 9QP



Guide Price £325,000 - £350,000

Situated on the popular Downhall Park Way development is this two bedroom semi-detached house benefiting from having rear garden measuring approximately 50ft, own driveway and garage. Walking distance to all local amenities including schools and local shops.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: tbc.

Ref 20188

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

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Entrance via double glazed entrance door to

### ENTRANCE PORCH



Double door storage cupboard, housing wall mounted boiler. Door to

### L SHAPED LOUNGE/DINER 18' 3" max x 16' 3" max (5.56m x 4.95m)

Double glazed window to the rear aspect. Double glazed sliding patio doors providing access to rear garden. Stairs to first floor accommodation. Coving to textured ceiling. Radiators.



### KITCHEN 9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window to the front aspect. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Recently fitted eye level twin electric oven. Separate electric hob with extractor above. Space for washing machine. Space for fridge/freezer. Tiled floor. Textured ceiling.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the front aspect. Over stairs airing cupboard. Coving to ceiling.



**BEDROOM ONE 11' 6" x 9' 7" (3.51m x 2.92m)**

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



**BEDROOM TWO 11' 6" x 6' 9" (3.51m x 2.06m)**

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



**BATHROOM 6' 9" x 6' 9" (2.06m x 2.06m)**

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with electric shower over. Tiled floor. Tiled walls. Heated towel radiator.



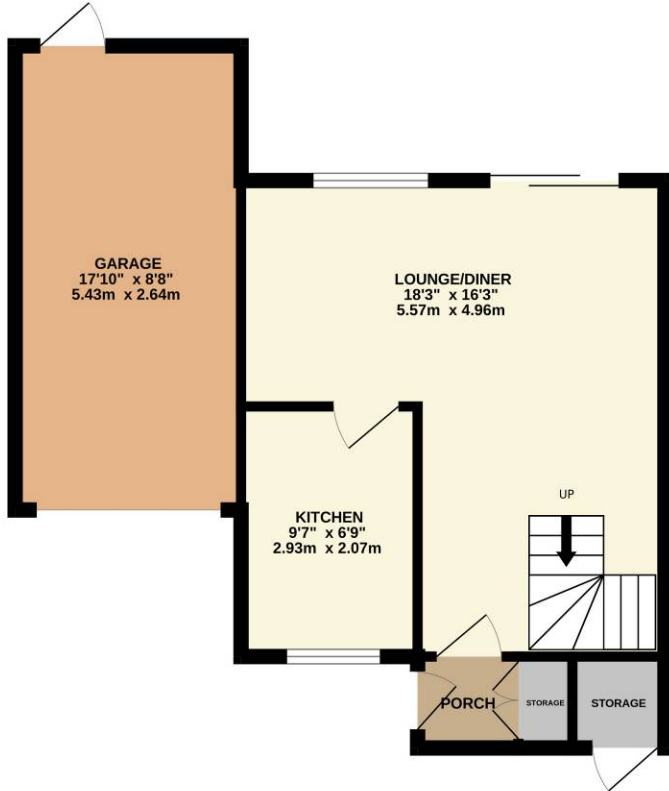
**EXTERIOR**

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to laid lawn. Selection of mature flowers and shrub borders.

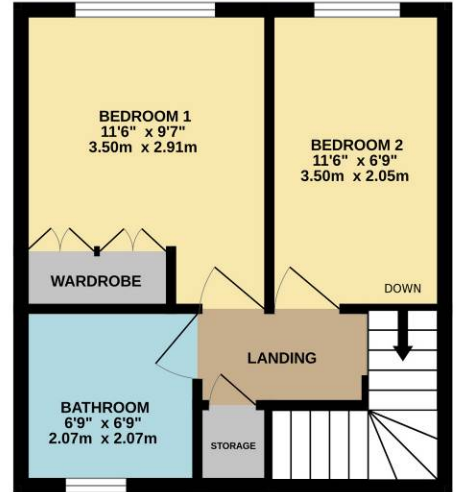


The **FRONT** has small lawn area, exterior storage cupboard and own driveway providing off-street parking leading to **ATTACHED GARAGE 17' 10" x 8' 8" (5.44m x 2.64m)** with Up & Over door, power and light, personal door to rear garden.

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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