

Williams & Donovan

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Bardfield Way, Rayleigh, SS6 9HE



Guide Price:
£400,000 - £425,000

Within walking distance to mainline railway station, local shops and schools is this immaculate extended three bedroom semi detached family home. The property has been vastly improved with large ground floor extension offering open plan kitchen/breakfast room, attached garage and own driveway. No onward chain.

Viewing advised. Our Ref: 17956.



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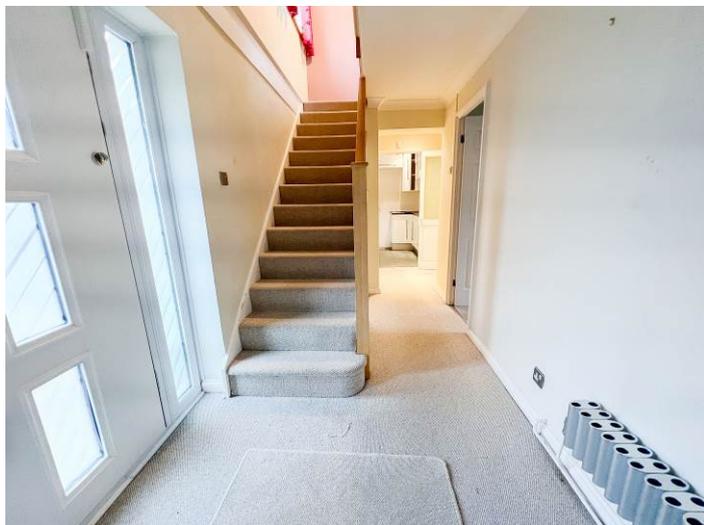
Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with chrome mixer taps, tiled splash back and storage below and low level wc.

DINING ROOM 13' 1" x 10' 10" (3.99m x 3.3m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Open plan to lounge.



LOUNGE 10' 10" x 9' 2" (3.3m x 2.79m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Open to kitchen/breakfast room.



L-SHAPED KITCHEN/BREAKFAST ROOM 26' 3" x 16' 5" (8m x 5m)

Double glazed window to front aspect. Double glazed windows to side aspect. Two sets of double glazed French doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating granite effect roll top work surface with one and a half inset stainless steel sink drainer unit. Integrated electric oven. Gas hob with tiled splash back and extractor chimney above. Plastered ceiling with inset spotlighting. Tiled flooring.



FIRST FLOOR LANDING

Double glazed window to front aspect.

BEDROOM ONE 10' 10" x 10' 10" (3.3m x 3.3m)

Double glazed window to rear aspect. A comprehensive range of fitted high gloss bedroom furniture. Coving to ceiling. Wood effect flooring. Radiator.



BEDROOM TWO 10' 10" x 10' 10" (3.3m x 3.3m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Wood effect flooring. Radiator.



BEDROOM THREE 9' 10" x 6' 7" (3m x 2.01m)

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



FAMILY BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps, glass shower screen and shower over, wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling.



EXTERIOR.

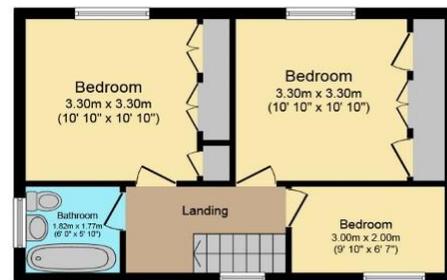
The property occupies a corner position with a large sweeping patio to the side of the property leading to **REAR GARDEN** which is laid to lawn. Mature flower and shrub borders. Gate providing access to front.



The **FRONT** has driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Power and lighting.



Ground Floor



First Floor

Total floor area 124.2 sq.m. (1,336 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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