

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kestrel Grove, Rayleigh, SS6 9TX



Guide Price £500,000 - £535,000

Situated on the popular Birds development is this stunning three/four bedroom family house benefiting from modern fitted kitchen, large conservatory, ground floor bedroom/sitting room, en suite to master bedroom and south facing rear garden. Within a short walk to all local schools, Rayleigh high street and mainline railway station.

EPC Rating: tbc.

Our Ref 18722

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. Corner wash hand basin with tiled splash back. Low level WC. Chrome heated towel rail.

LOUNGE 13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window, with fitted venetian blinds, to the front aspect. Two modern panel radiators. Double opening doors leading to



KITCHEN/BREAKFAST ROOM 16' 5" x 9' 2" (5m x 2.79m) Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Contemporary Shaker style base and eye level units. Quartz work surfaces. Inset Ceramic Butler sink with Flexi tap. Space for Range style cooker with concealed extractor hood above. Integrated eye level microwave. Integrated washing machine. Integrated dish washer. Space for American style fridge/freezer. Large under stairs storage/larder cupboard. Open to



CONSERVATORY 15' 11" x 8' 11" (4.85m x 2.72m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Vaulted plastered ceiling. Door to



GROUND FLOOR BEDROOM/SITTING ROOM 16' 7" x 8' (5.05m x 2.44m)

Double glazed window, with fitted venetian blinds, to the front aspect. Built-in double storage cupboard. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard.

BEDROOM ONE 11' 9" x 9' 10" (3.58m x 3m)

Double glazed window to the front aspect. Built-in wardrobes to one wall. Radiator.



EN SUITE

Obscure double glazed window to the front aspect. Low level WC. Inset wash hand basin with vanity storage below. Shower enclosure. Tiled floor with electric under floor heating. Tiled walls. Chrome heated towel rail.



BEDROOM TWO 12' 7" x 9' 2" (3.84m x 2.79m)

Double glazed window to the rear aspect. Built-in wardrobes incorporating over-head units to one wall. Radiator.



BEDROOM THREE 11' 2" x 8' (3.4m x 2.44m)

Double glazed window to the front aspect. Built-in wardrobes incorporating drawers to one wall. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with Rainfall shower over and glass shower screen. Tiled floor with electric under floor heating. Tiled walls. Chrome radiator.



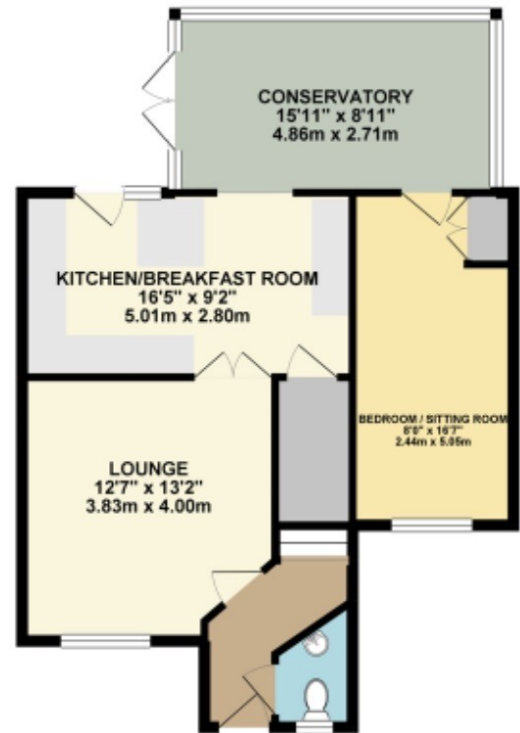
EXTERIOR

The **REAR GARDEN** commences with decking providing ample space for table and chairs. Laid lawn. Shrubs and flower beds to borders. Further patio to the rear. **GARDEN SHED.** Gate to side providing access to the front.

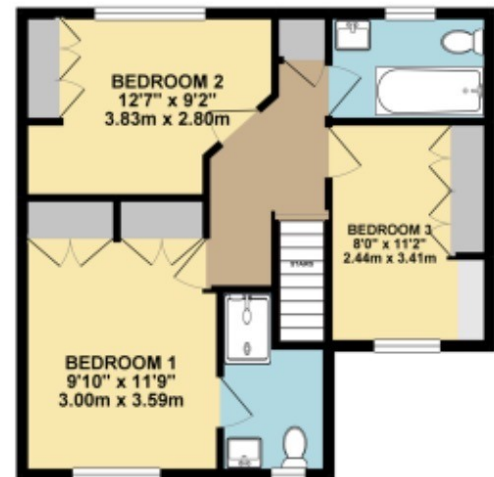


The **FRONT** has own block paved driveway providing off-street parking for approximately three vehicles.

GROUND FLOOR 673.04 sq. ft.
(62.53 sq. m.)



1ST FLOOR 482.51 sq. ft.
(44.83 sq. m.)



TOTAL FLOOR AREA : 1155.55 sq. ft. (107.35 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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