

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wyburns Avenue, Rayleigh, SS6 7QU



£425,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this three/four bedroom semi-detached chalet situated in the sought after Wyburns area of Rayleigh. The property offers huge scope and potential and benefits from having kitchen/breakfast room measuring 21' 10"; lounge measuring 18' 2"; dining room/ground floor bedroom; garage, South backing rear garden measuring in excess of 110' and off street parking for numerous vehicles. EPC rating - D. Our ref: 15656

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Wyburns Avenue, Rayleigh, SS6 7QU

Accommodation comprises:

Entrance via obscure composite door with sidelight to:

PORCH

Obscure glazed door to:

RECEPTION HALL

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Built in storage cupboard. Laminate wood effect flooring. Doors to:

LOUNGE 18' 2" x 13' 2" (5.54m x 4.01m)

Double glazed patio door leading to and overlooking REAR GARDEN. Radiator. Laminate wood effect flooring.

KITCHEN/BREAKFAST ROOM 21' 10" x 10' 6" (6.65m x 3.2m)

Coved and skimmed ceiling. UPVC double glazed windows to side aspect. UPVC double glazed French style doors with sidelights to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer with chrome mixer tap. Space for electric cooker. Space for washing machines. Space for dishwasher. Space for fridge and freezer. Tiled splashbacks. Built in storage cupboard housing Vaillant combi boiler. Radiator. Laminate wood effect flooring.



DINING ROOM/GROUND FLOOR BEDROOM FOUR 10' 6" x 9' 3" (3.2m x 2.82m)

Coved and skimmed ceiling. UPVC double glazed window with blind to remain, to front aspect. Radiator. Laminate wood effect flooring.



BEDROOM ONE 15' 1" x 10' 8" reducing to 8' (4.6m x 3.25m > 2.44m)

UPVC double glazed window with blind to remain, to front aspect. Radiator. Built in storage cupboard.



BATHROOM 8' 4" x 5' 8" (2.54m x 1.73m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and adapted bath with chrome shower mixer tap. Part tiled walls. Radiator. Laminate tile effect flooring.



FIRST FLOOR LANDING

Two eaves storage cupboards. Radiator. Doors to:

BEDROOM TWO 12' reducing to 9' 3" x 8' 9" (3.66m > 2.82m x 2.67m)

UPVC double glazed window to rear aspect.
Radiator. Two eaves storage cupboards.



BEDROOM THREE 12' x 9' 6" reducing to 7' 7" (3.66m x 2.9m > 2.31m)

UPVC double glazed window to rear aspect.
Radiator. Built in storage cupboard. Base level unit with inset sink.



OUTSIDE OF PROPERTY:

To the FRONT of the property is an independent driveway providing off street parking for numerous vehicles and access to GARAGE. Lawn area. Double opening doors to further off street parking at the side.

The REAR GARDEN is South backing and measures in excess of 110'. Mostly laid to lawn with established flower beds, trees and shrubs. Greenhouse to remain. Shed to remain.



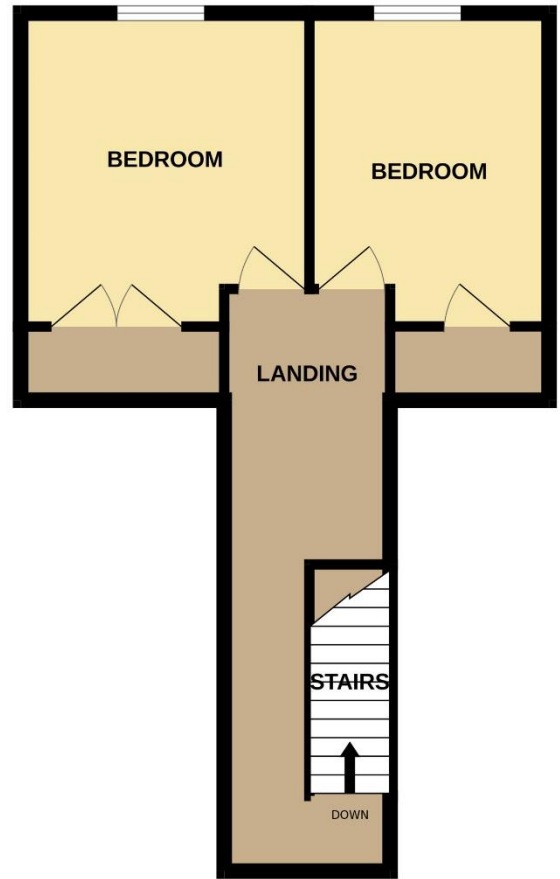
GARAGE 17' 8" x 10' (5.38m x 3.05m)

With up and over door. Door to REAR GARDEN at side.

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
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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 shown 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.