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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Daws Heath Road, Rayleigh, SS6 7NN



GUIDE PRICE £525,000 - £550,000

Situated within Wyburns school catchment, approx. 1 mile from Rayleigh High Street and easy reach of bus, local and major routes, is this lovely three bedroom detached house.

Immaculately presented throughout and extended to the rear to provide an open plan kitchen/diner, this property further benefits from having a utility room; bathroom on each floor; three good sized bedrooms; garden measuring approx. 100'; garage and off street parking for numerous vehicles. Council Tax Band - D. EPC rating - D. Our ref: 15633

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Further walk in storage cupboard. Radiator. Tiled floor. Solid oak doors to:



GROUND FLOOR BATHROOM 7' 10" x 7' (2.39m x 2.13m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, designer hand wash basin and free standing bath with shower attachment. Extractor fan. Heated towel rail. Feature stone tiled walls. Waterproof TV. Feature LED lighting. Tiled floor.



LOUNGE 20' 4" x 12' 2" (6.2m x 3.71m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Feature fireplace. Two radiators. Luxury vinyl flooring. Opening to:



KITCHEN/DINER 19' 10" x 11' 10" (6.05m x 3.61m)

Skimmed ceiling with spotlight insets. Skylight. Double glazed window to rear aspect. Double glazed bi-folding doors overlooking and providing access to REAR GARDEN. Range of base and eye level units with quartz working surfaces. Inset sink drainer. Inset 4 ring induction hob, with integrated pop up extractor fan. Built in double electric oven. Integrated dishwasher. Stone tiled splashbacks. Pop up power points. Tall designer radiator. Feature LED lighting. Luxury vinyl flooring. Solid oak door to:



UTILITY ROOM 8' x 5' 7" (2.44m x 1.7m)

Skimmed ceiling with spotlight insets. Obscure

double glazed window to side aspect. Storage cupboard housing combi boiler. Space for washing machine. Space for tumble dryer. Space for fridge/freezer.

FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Built in storage cupboard. Radiator. Solid oak doors to:

BEDROOM ONE 11' 2" x 9' 10" (3.4m x 3m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Built in TV recess area. Laminate flooring.



BEDROOM TWO 12' 3" x 9' (3.73m x 2.74m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 9' 3" x 8' (2.82m x 2.44m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator. Laminate flooring.

SHOWER ROOM 6' 3" x 5' 9" (1.91m x 1.75m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin

with storage beneath and double shower cubicle with overhead mixer shower. Heated towel rail. Part tiled walls. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three vehicles. Shrub flower bed borders.

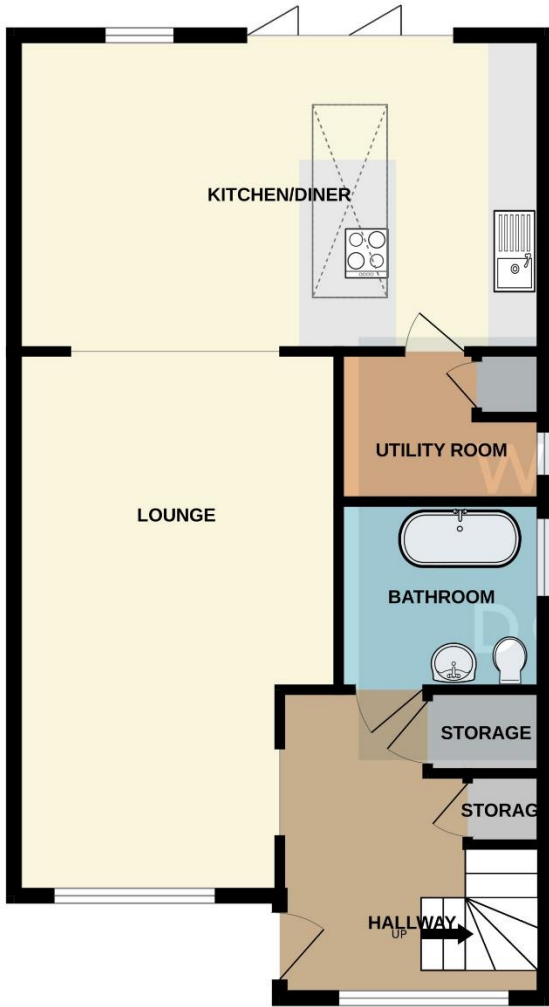
The **REAR GARDEN** measures approx. 100' max. reducing to 50'. Commencing with paved patio seating area leading to lawn. Flower and shrub bed borders. Rear decking area. Shed to remain. Outside tap. Exterior power and lighting. Gated side access to each side.



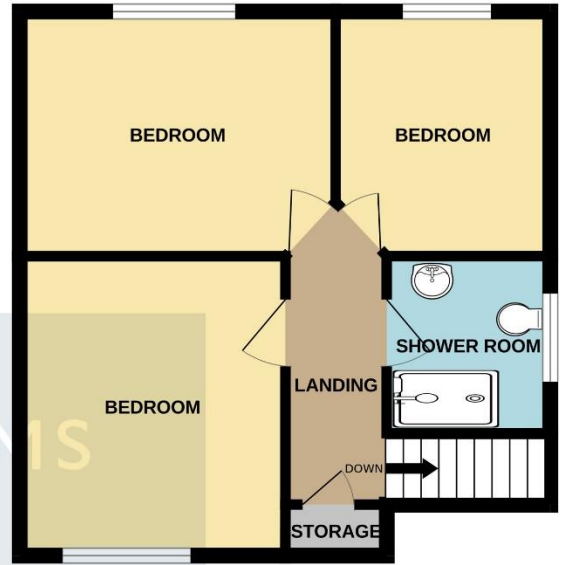
GARAGE

Located to the rear of the property and accessed via Winbrook Close. With double opening doors and further parking space to the front.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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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