

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Avenue, Rayleigh, SS6 8AQ



Guide Price:
£435,000 - £449,000

Situated in a central position within Rayleigh, with far reaching views to the front across to London and within walking distance to Fitzwimarc Senior School and Sixth Form Academy as well as Edward Francis Primary School, High Street and mainline railway station with links to London, Liverpool Street, is this three/four bedroom semi detached chalet. With a rear garden measuring approximately 70ft, own driveway providing off street parking and detached garage.

Council Tax Band: D. EPC Rating: D.
Viewing advised. Our Ref: 19306.

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Entrance via glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Airing cupboard. Wood effect flooring. Radiator. Coving to ceiling.



GROUND FLOOR BATHROOM

Obscure double glazed windows to side aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, wall mounted wash hand basin with chrome mixer taps and back to wall wc. Under stairs storage cupboard. Vanity storage. Tiled walls. Tiled flooring. Radiator.



DINING ROOM 16' 8" x 10' 5" (5.08m x 3.18m)

Double glazed window to front aspect. Wood effect flooring. Radiator. Coving to plastered ceiling. Open plan through to lounge.



LOUNGE 15' 5" x 10' 5" (4.7m x 3.18m)

Double glazed semi bay window to rear aspect. Feature fireplace with log burner. Coving to plastered ceiling. Radiator.



KITCHEN 13' 10" x 9' 7" (4.22m x 2.92m)

Double glazed windows to side and rear aspects. A comprehensive range of base and eye level units incorporating work surface with integrated stainless steel sink drainer unit. Eye level electric oven with separate gas hob and extractor above. Integrated dishwasher. Tiled splash backs. Tile effect flooring. Coving to textured ceiling. Glazed door providing access to utility room.



UTILITY ROOM 7' 2" x 5' (2.18m x 1.52m)

Double glazed window to rear aspect. Door providing access to rear garden. Base and eye level units with work surface with inset sink drainer unit. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled splash backs.

GROUND FLOOR BEDROOM FOUR 10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to front aspect. Coving to textured ceiling. Radiator.

FIRST FLOOR LANDING

Double glazed window to front aspect.

FIRST FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome mixer taps and tiled splash back and back to wall wc. Custom built storage cupboard housing wall mounted boiler.

BEDROOM ONE 14' 11" max x 12' max (4.55m x 3.66m)

Double glazed window to front aspect. Coving to textured ceiling. Radiator. Wood effect flooring. Full height door providing access to large walk in eaves storage cupboard, which could be utilised to create a dressing room or en suite to master bedroom.



BEDROOM TWO 12' 1" x 11' 10" (3.68m x 3.61m)

Double glazed window to rear aspect. Coving to textured ceiling. Radiator. Wood effect flooring.



BEDROOM THREE 11' 7" x 7' 11" (3.53m x 2.41m)

Double glazed window to rear aspect. Coving to textured ceiling. Radiator. Wood effect flooring.



The **FRONT** has own driveway providing off street parking with lawn area. The property occupies an elevated position with far reaching views.

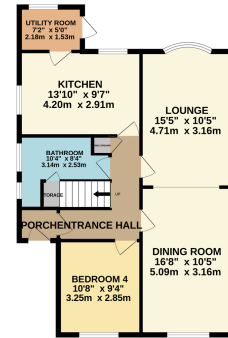


EXTERIOR.

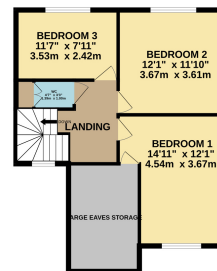
The **REAR GARDEN** measures approximately 70ft (21.34m) and backs directly onto Edward Francis Playing Fields. A mature garden commencing with patio area leading to garden. Laid to lawn with a selection of mature flower and shrub borders. Tree screening to rear of garden. Shed/workshop to remain. Door to **DETACHED GARAGE** with power and lighting.



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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Consumer Protection from Unfair Trading Regulations 2008.

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