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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Alexandria Drive, Rayleigh, SS6 9ED



Guide Price:  
£350,000 - £375,000

A well presented two bedroom semi detached bungalow in a quiet desirable road in Rayleigh with two reception rooms, conservatory and boasting a 100ft rear garden. Located within easy reach of local shops, schools, local park, doctors and bus routes. Viewing advised. Our Ref: 19258.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to entrance porch.

#### ENTRANCE PORCH

uPVC double glazed windows to front and side aspects. Tiled flooring. uPVC double glazed door to entrance hall.

#### ENTRANCE HALL

Laminate wood effect flooring. Radiator.



#### BEDROOM TWO 10' x 9' 6" (3.05m x 2.9m)

uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator.



#### BEDROOM ONE 10' 2" x 10' (3.1m x 3.05m)

uPVC double glazed window to rear aspect. Laminate wood effect flooring. Radiator.



#### SHOWER ROOM 8' 5" x 5' 6" (2.57m x 1.68m)

uPVC obscure double glazed window to rear aspect. A three piece suite comprising corner shower cubicle, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls. Tiled flooring.



**LOUNGE 12' x 10' 11" (3.66m x 3.33m)**

uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Coving to plastered ceiling. Archway through to dining room.



**DINING ROOM 9' 9" x 8' 5" (2.97m x 2.57m)**

Coving to plastered ceiling. Radiator. Door to kitchen.



**KITCHEN 10' 5" x 9' 2" (3.18m x 2.79m)**

uPVC double glazed window and door to conservatory. uPVC double glazed window and door to conservatory. A comprehensive range of base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Gas oven with gas hob above and extractor fan. Plumbing and space for washing machine and dishwasher. Built in fridge. Cupboard housing combination boiler. Radiator. Amtico tiled flooring.



**CONSERVATORY 9' 2" x 8' (2.79m x 2.44m)**

Double glazed windows to side aspects. Double glazed French doors providing access to rear garden. Tiled flooring.



## EXTERIOR.

The **REAR GARDEN** measures approximately 100ft (30.48m) commencing with patio area. Picket fencing. Laid to lawn. Fencing to all boundaries. Two sheds. Storage units. Side access to front.



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



### Agents Note

*The vendors advise that the exterior walls are insulated. The flat roof has had new felt put on it. The tiles on the roof have been lifted and new felt re-laid. Electrics rewired.*

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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.