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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Downhall Park Way, Rayleigh, SS6 9QP



Guide Price £450,000

Situated on the popular Downhall Park Way Development and offered with no onward chain is this three bedroom link detached family home with en suite to bedroom one, secluded rear garden, own driveway providing off street parking and attached garage.

Viewing highly advised.

Our Ref: 19358.

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via uPVC double glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Walk in storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling.



#### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and close coupled wc. Part tiled walls. Tiled flooring.

#### LOUNGE 14' 5" x 12' 4" (4.39m x 3.76m)

Feature fireplace. Radiator. Coving to plastered ceiling. Patio doors leading to conservatory. Open plan through to dining room.



#### DINING ROOM 12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed windows to rear aspect. Radiator. Coving to plastered ceiling. Door to kitchen.



#### CONSERVATORY 13' 3" x 7' 3" (4.04m x 2.21m)

Double glazed French doors providing access to rear garden. Wood effect flooring.



### **KITCHEN 11' 9" x 8' 7" (3.58m x 2.62m)**

Double glazed window to front aspect. Double glazed door to side aspect. A comprehensive range of base and eye level units incorporating roll edge work surface with inset one and a half inset sink drainer unit. Integrated electric oven with gas hob and extractor above. Space and custom housing for fridge freezer. Space and plumbing for appliances. Wall mounted boiler. Coving to plastered ceiling. Wood effect flooring.



### **FIRST FLOOR LANDING**

Storage cupboard.

### **BEDROOM ONE 13' 5" x 9' 8" (4.09m x 2.95m)**

Double glazed bay window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to textured ceiling. Door to en suite.



### **EN SUITE**

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Heated towel radiator. Extractor fan. Tiled walls.



### **BEDROOM TWO 11' 10" x 8' 11" (3.61m x 2.72m)**

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



**BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.08m)**

Double glazed window to front aspect. Over stairs storage cupboard. Radiator. Coving to textured ceiling.



**BATHROOM**

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with telephone handset attachment, pedestal wash hand basin and close coupled wc. Tiled walls. Coving to plastered ceiling.

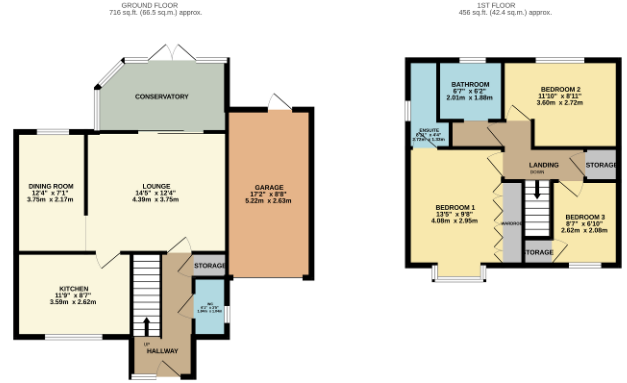


**EXTERIOR.**

The **REAR GARDEN** measures approximately **50ft (15.24m)** commences with paved area leading to garden. Laid to lawn. Flower and shrub borders. Hardstanding area with pergola providing outdoor entertaining space. Door to garage. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Power and lighting.



TOTAL FLOOR AREA: 1172 sq ft. (108.0 sq m.) approx.  
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