

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bardfield Way, Rayleigh, SS6 9EP



Guide Price:
£400,000 - £425,000

An immaculate and spacious four bedroom semi-detached family home benefiting from having open plan living accommodation to the ground floor with modern fitted kitchen and ground floor cloakroom/wc, contemporary luxury first floor family bathroom, rear garden with views to the side of open countryside and detached double garage.

EPC Rating: C. Our Ref 19360.

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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Storage cupboard. Wood flooring. Coving to ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Contemporary tiled walls. Radiator.



LOUNGE 13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed window to the front aspect. Feature fireplace with tiled hearth. Wood flooring. Coving to plastered ceiling. Radiator. Open plan through to



DINING ROOM 13' 7" x 8' 1" (4.14m x 2.46m)

Double glazed patio doors providing access to the rear garden. Wood flooring. Coving to plastered ceiling. Radiator. Open through to



KITCHEN 13' 7" x 10' 9" (4.14m x 3.28m)

Double glazed window to the rear aspect. Range of modern base and eye level units. Granite effect work surfaces with upstand and splash backs. Inset one and half sink drainer unit. Integrated Bosch double electric oven. Separate gas hob with stainless steel extractor. Integrated Bosch appliances. Tiled floor. Coving to plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Double glazed window to the side aspect. Airing cupboard. Door to stairs to second floor accommodation.

BEDROOM ONE 12' 10" x 12' 9" (3.91m x 3.89m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Free standing bath with floor standing mixer tap and hand held shower attachment. Walk-in shower enclosure with thermostatic shower. Complimentary tiled floor and tiled walls. Heated towel radiator.



BEDROOM TWO 12' 2" x 10' 11" (3.71m x 3.33m)

Double glazed window to the front aspect. Built-in storage cupboards. Coving to plastered ceiling. Radiator.



BEDROOM THREE 9' 2" x 7' 11" (2.79m x 2.41m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



SECOND FLOOR ACCOMMODATION

LOFT ROOM / BEDROOM FOUR 16' 9" x 10' 8" (5.11m x 3.25m)

(Restricted head height)

Double glazed window to the side aspect. Double glazed Velux window. Eaves storage. Radiator.



EXTERIOR

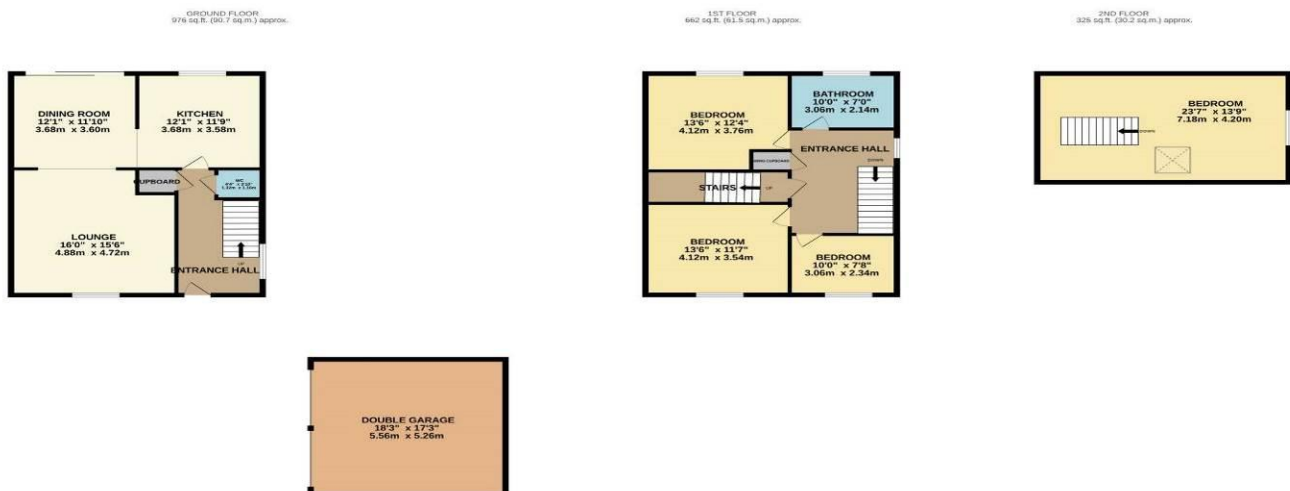
The **REAR GARDEN** commences with paved patio leading to laid lawn with views over open countryside to the side. Gate to spacious side providing access to the front.



The **FRONT** has off-street parking to the front of **DETACHED DOUBLE GARAGE**.

Agents Note:

The detached garage has historical subsidence, which was repaired in 2021 and there has been no issues or recurrence since. The damage was caused by clay shrinkage in the soil on the council owned land adjacent to the property. The council had not maintained the land for several years, leading to trees and overgrown vegetation. The council removed all vegetation from the land in advance of the works carried out and it is now maintained as grassland, in accordance with the covenant on the title. The garages are detached from the main house, which was unaffected by the subsidence. The damage was isolated to the far corner of the garage, furthest from the house, and a Certificate of Structural Adequacy was provided following completion of the works.



TOTAL FLOOR AREA: 1962 sq.ft. (182.3 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 is given as to their operability or efficiency can be given.

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