

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Claremont Crescent, Rayleigh, SS6 9GZ



Guide Price:
£390,000 - £410,000

Situated in a popular location is this immaculate three bedroom semi-detached property benefiting from having open plan kitchen/breakfast room, ground floor wc, en suite to master bedroom, secluded rear garden and two parking spaces. Walking distance to local shops, schools and mainline railway station.

EPC Rating:B. Our Ref 19484.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Wall mounted wash hand basin. Wood effect flooring. Plastered ceiling. Radiator.

LOUNGE 16' 5" max x 11' max (5m x 3.35m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 17' 8" x 9' 1" (5.38m x 2.77m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Wood effect roll edge work surfaces. Inset one and half sink drainer unit. Integrated electric oven with gas hob, stainless steel splash back and stainless steel extractor above. Space for dish washer. Space for washing machine. Space for free standing fridge/freezer. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Large over stairs walk-in storage cupboard. Airing cupboard.



BEDROOM ONE 10' 7" x 10' 5" (3.23m x 3.18m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



BEDROOM THREE 7' 1" x 6' 10" (2.16m x 2.08m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



EN SUITE

WC with concealed cistern. Wall mounted wash hand basin. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with concealed cistern. Wall mounted wash hand basin. Panelled bath with shower screen and thermostatic shower over. Tiled floor. Part tiled walls. Plastered ceiling. Radiator.



BEDROOM TWO 11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



EXTERIOR

The **SECLUDED REAR GARDEN** commences with patio leading to laid lawn. Raised decked area to the rear providing perfect outdoor seating area. **SHED** to remain. Gate providing access to the front.



The **FRONT** has one allocated parking space with a further allocated parking space to the side.

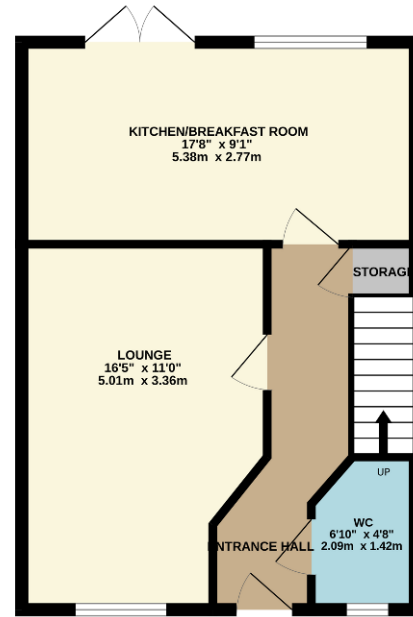
Agents Note:

Two years remaining on the NHBC Warranty.

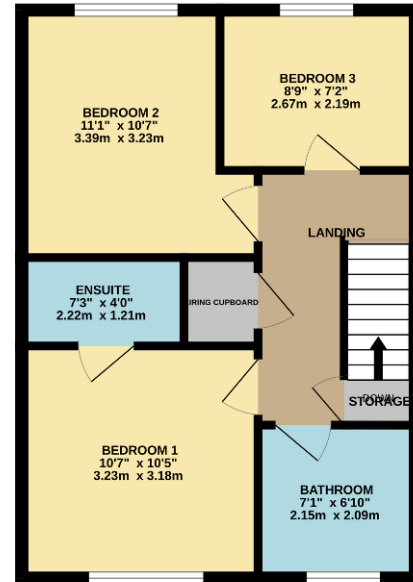
The Vendors have advised there are solar panels that help power the hot water / heating.

There is a £28 pm payment to the management company for the upkeep of communal areas

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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.

Made with Metropix ©2024

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.