

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Claremont Crescent, Rayleigh, SS6 9GZ



Guide Price:
£375,000 - £400,000

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.

Council Tax Band: D. EPC Rating: B. Our Ref 19484.

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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)

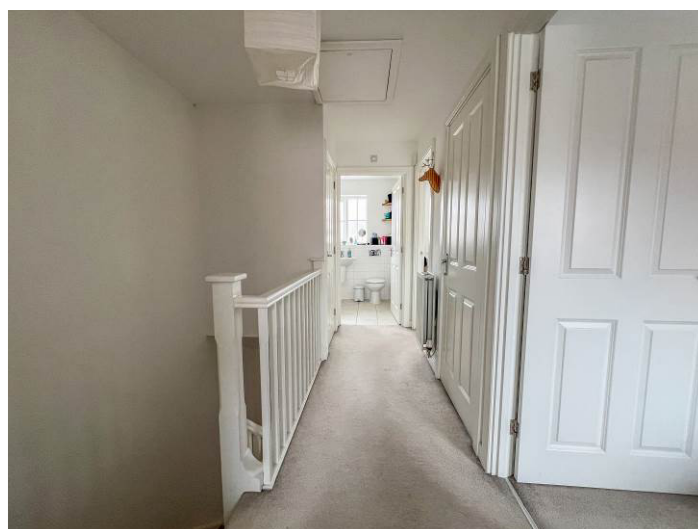
Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Wood effect roll edge work surfaces. Inset one and half sink drainer unit. Integrated electric oven with gas hob, stainless steel splash back and 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.

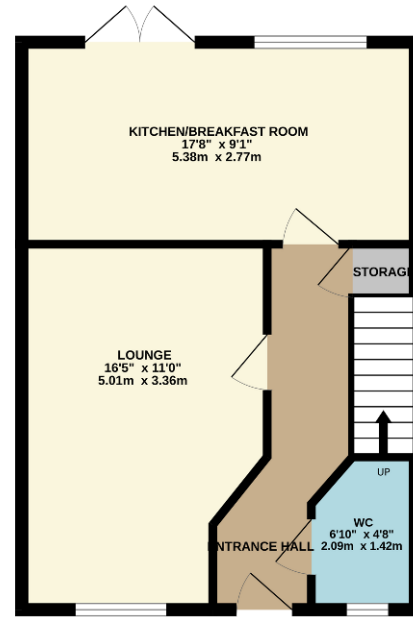
Agents Note:

Two years remaining on the NHBC Warranty.

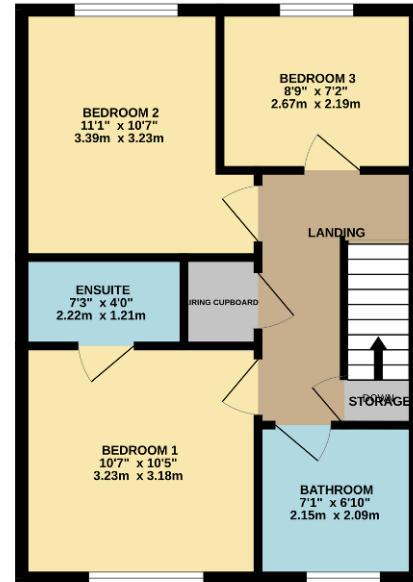
The Vendors have advised there are solar panels that help power the hot water / heating.

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.

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Consumer Protection from Unfair Trading Regulations 2008.

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