

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cheapside West, Rayleigh, SS6 9DE



£475,000

Situated in a popular location, within walking distance to mainline railway station with its links to London Liverpool Street, local schools and shops, is this immaculate three bedroom detached family home benefiting from modern fitted, open plan kitchen/breakfast room, en suite to master bedroom, recently landscaped rear garden, own driveway to the front and rear and detached garage.

EPC Rating: C. Council Tax Band: D. Our Ref 19480

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back.. Wood effect flooring. Plastered ceiling. Radiator.

LOUNGE 16' 11" x 9' 11" (5.16m x 3.02m)

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



KITCHEN/BREAKFAST ROOM 13' 4" max x 12' 6" max (4.06m x 3.81m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level Shaker style units. Marble effect work surfaces. Inset sink drainer unit. Integrated twin electric oven with separate Induction hob and extractor chimney above. Tiled splash backs. Integrated dish washer. Space for washing machine. Full height storage cupboard. Housing for American style fridge/freezer. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed feature arch window to the front aspect. Airing cupboard.



BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m)

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



EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle. Tiled floor. Tiled walls. Heated towel radiator.



BEDROOM TWO 10' 4" x 8' 10" (3.15m x 2.69m)

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



BEDROOM THREE 10' x 6' 8" (3.05m x 2.03m)

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



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Tiled panel bath with shower over. Tiled floor. Tiled walls. Heated towel radiator.



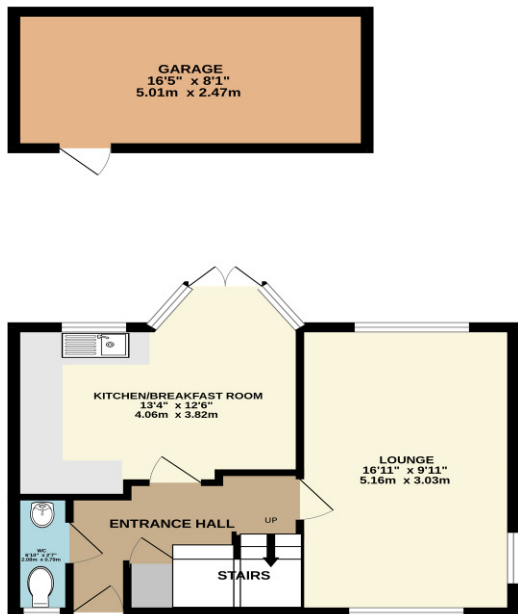
EXTERIOR

The **RECENTLY LANDSCAPED REAR GARDEN** commences with patio leading to artificial lawn. Composite decking area providing perfect space for entertaining and outdoor seating. **DETACHED GARAGE** to the rear with Up & Over door, power and lighting, personal door to rear garden, accessed via own driveway providing off-street parking.

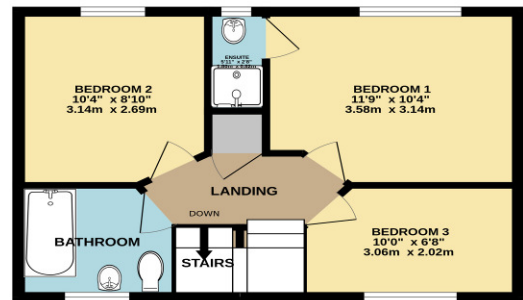


The **FRONT** has additional own block paved driveway providing further off-street parking.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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