

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Gloucester Avenue, Rayleigh, SS6 8XR



Guide Price £650,000 - £675,000

We are delighted to offer for sale this stunning, four double bedroom, detached family home in excess of 2200 sq ft, custom built by reputable local builder KW Jones & Son to their own very high specification, benefiting from having spacious ground floor accommodation to include large lounge, kitchen/breakfast room, separate dining room, utility room and study, en suites to bedroom 1 and bedroom 2, separate family bathroom, landscaped rear garden, own driveway providing off-street parking and attached garage. Located within a quiet cul-de-sac within walking distance to local amenities.

EPC Rating:C. Our Ref 19522

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

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Obscure double glazed window to the side aspect. Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Wash hand basin with tiled splash back. Wood effect flooring. Coving to plastered ceiling. Extractor fan. Radiator.



DINING ROOM 11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



LOUNGE 21' 10" x 19' 3" (6.65m x 5.87m)

Double glazed window to the side aspect. Double glazed French doors, with adjacent windows, providing access to rear garden. Coving to plastered ceiling. Inset spot lights. Radiators.

STUDY 9' 8" x 8' 2" (2.95m x 2.49m)

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



KITCHEN/BREAKFAST ROOM 16' 3" x 9' 2" (4.95m x 2.79m)

Double glazed window to the front aspect. Comprehensive range of modern high gloss base and eye level units. Granite work surfaces. Inset sink drainer. Integrated twin eye level electric oven. Separate gas hob with granite splash back and stainless steel extractor chimney above. Integrated appliances. Tiled floor. Coving to plastered ceiling. Inset spot lights. Door to



UTILITY ROOM 9' 8" x 6' 6" (2.95m x 1.98m)

Double glazed door providing access to rear garden. High gloss base and eye level units. Granite effect roll edge work surfaces. Space for appliances. Tiled floor. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Obscure double glazed feature window to the side aspect. Airing cupboard. Coving to plastered ceiling. Large loft access. Radiator.



BEDROOM ONE 16' 3" x 9' 8" (4.95m x 2.95m)

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



EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled walk-in shower cubicle with large glass screen and thermostatic shower. Tiled floor. Tiled walls. Coving to plastered ceiling. Inset spot lights. Chrome heated towel radiator.



BEDROOM TWO 15' x 9' 5" (4.57m x 2.87m)

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



EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with central chrome mixer tap. Fully tiled walk-in shower cubicle with glass screen and thermostatic shower. Tiled effect floor. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



BEDROOM THREE 17' 4" x 12' 10" (5.28m x 3.91m)

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



BEDROOM FOUR 13' 5" x 12' 5" (4.09m x 3.78m)

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



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Panelled bath with central chrome mixer tap. Corner shower cubicle with thermostatic shower. Tiled effect floor. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



EXTERIOR

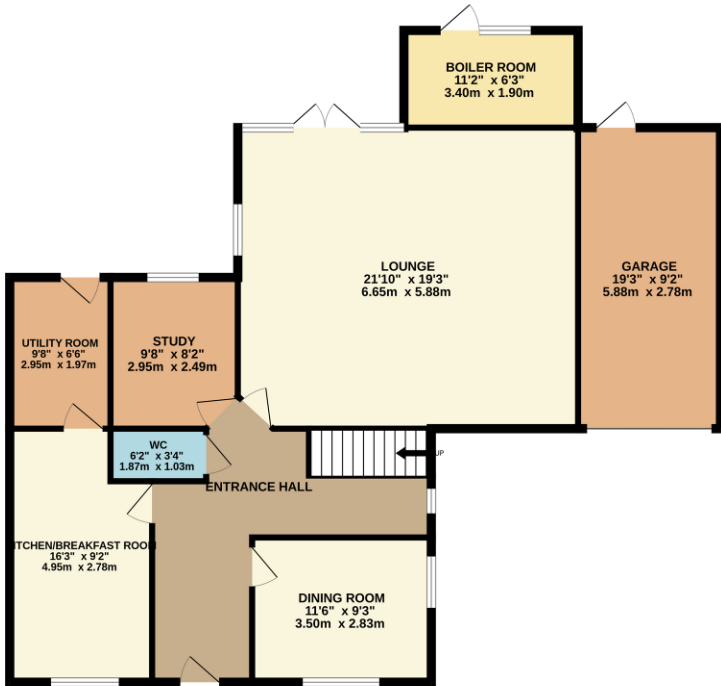
The **LANDSCAPED REAR GARDEN** commences with patio area with steps up to artificial lawn. Further patio to the rear. **LOG CABIN** to remain. **HOT TUB** to remain. Access to **Boiler Room 11' 2" x 6' 3" (3.4m x 1.91m)** providing storage space, with power and lighting. Gate providing access to the front.



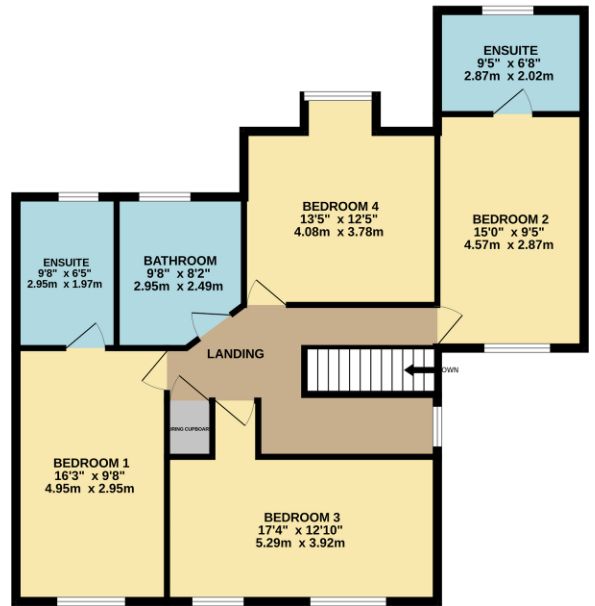


The **FRONT** has steps and slope, with wrought iron railing, to entrance door and own block paved driveway providing off-street parking for two/three vehicles leading to **ATTACHED GARAGE 19' 3" x 9' 2" (5.87m x 2.79m)** with Up & Over door, power and lighting, personal door to rear garden.

GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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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