

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Barrymore Walk, Rayleigh, SS6 8YF



**Guide Price £325,000 - £350,000**

Situated on the popular Barrymore development is this immaculately presented three good size bedroom mid terrace family home benefiting from having spacious lounge, kitchen/diner, off-street parking for two vehicles to the rear and detached garage.

Viewing highly recommended.

Council Tax Band: C. EPC Rating: tbc.

Our Ref 19747

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## Header

Entrance via double glazed entrance door to

### ENTRANCE PORCH

Double glazed windows to the side and front aspects. Shoe storage. Porcelain tiled floor. Double glazed door to



### SPACIOUS LOUNGE 14' 8" x 14' 3" (4.47m x 4.34m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Feature fireplace with surround and inset electric fire. Coving to plastered ceiling. Radiator. French doors to



### KITCHEN/DINER 14' 8" x 10' 7" (4.47m x 3.23m)

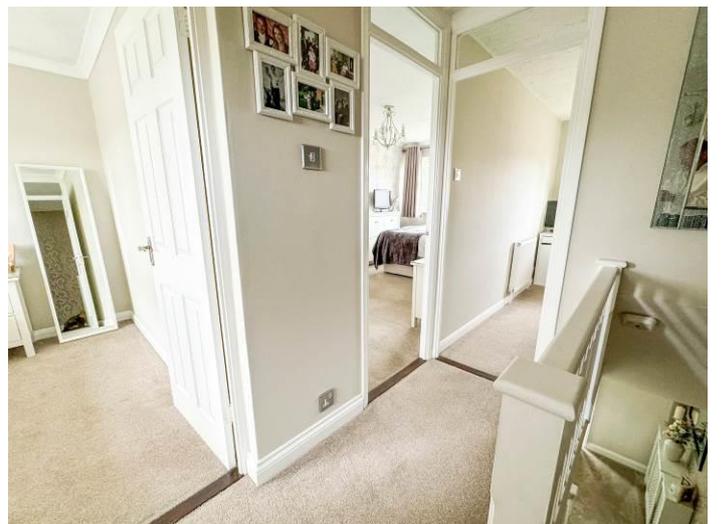
Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated double oven. Inset gas hob with extractor above. Space for fridge/freezer. Large under stairs storage cupboard. Porcelain tiled floor. Coving to plastered ceiling. Inset spot lights. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Doors to all rooms.



### BEDROOM ONE 13' 3" x 8' 7" (4.04m x 2.62m)

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



### BEDROOM TWO 9' 5" x 8' 7" (2.87m x 2.62m)

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



### BEDROOM THREE 10' 8" x 6' 1" (3.25m x 1.85m)

Double glazed window to the front aspect. Over stairs storage space. Textured ceiling. Radiator.



### BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Porcelain tiled floor. Tiled walls. Radiator.



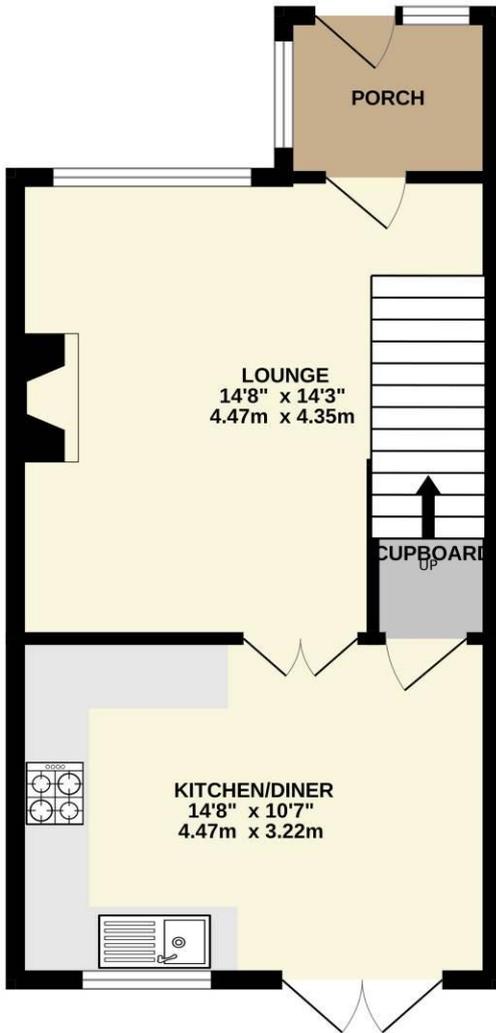
### EXTERIOR

The **REAR GARDEN** measures approximately 45' (13.72m) and commences with patio area leading to artificial lawn area. Further laid lawn. Flower beds. Water feature. Additional artificial lawn to the rear providing space for seating. Gate to the rear providing access to driveway providing off-street parking for two vehicles leading to **DETACHED GARAGE** with Up & Over door, double glazed window, personal door to rear garden, power and light.

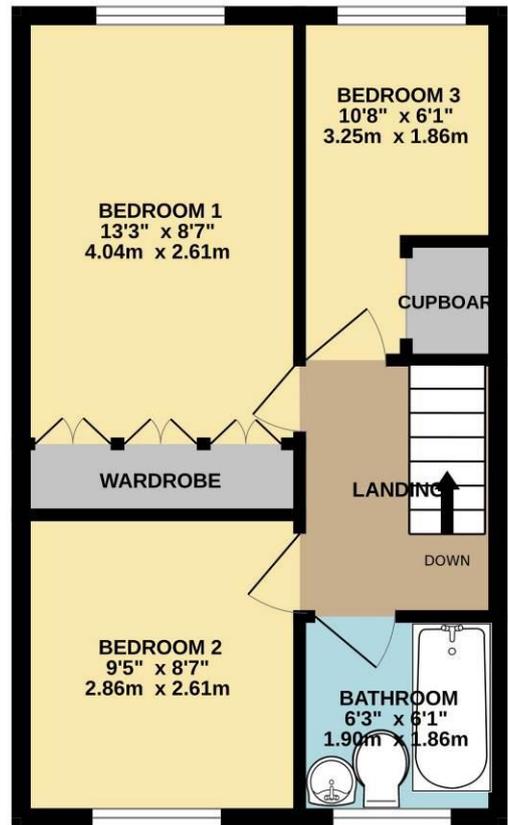


The **FRONT** has large lawn area with pathway to entrance door.

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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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