

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, Rayleigh, SS6 8TB



Guide Price:
£375,000 - £400,000

Situated in a sought after part of Rayleigh, within very close walking distance to the excellent Grove Wood Primary Academy as well as Grove Woods and local shops, is this spacious two bedroom semi detached bungalow with an approx 80ft rear garden. Offering potential for extension to rear and first floor, subject to the usual planning consents.

Council Tax Band: D. EPC Rating: TBC.
NO ONWARD CHAIN. Our Ref: 19459.

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Built in storage cupboards. Radiator. Access to loft.



BEDROOM ONE 13' 11" x 10' 9" (4.24m x 3.28m)

Double glazed window to front aspect. Radiator.



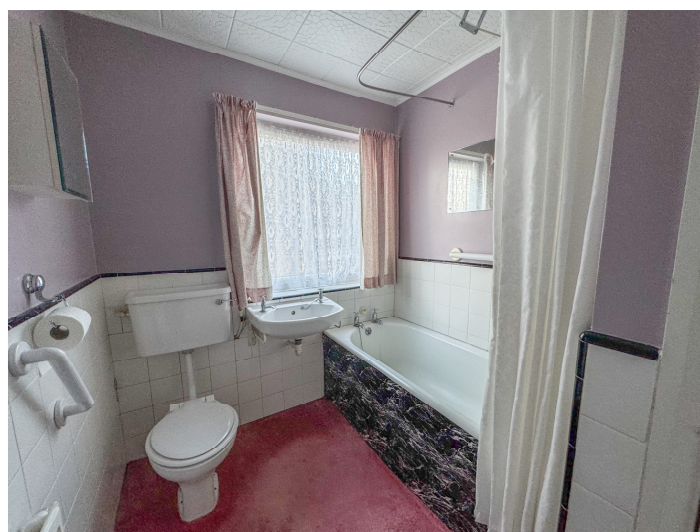
BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m)

Double glazed window to front aspect. Radiator.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled panelled bath with chrome taps and shower over, wall mounted wash hand basin and close coupled wc. Tiled walls. Airing cupboard.



KITCHEN 10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to side aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Part tiled walls.



LOUNGE/DINER 23' 6" max x 11' 8" max (7.16m x 3.56m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Feature fireplace. Radiators.



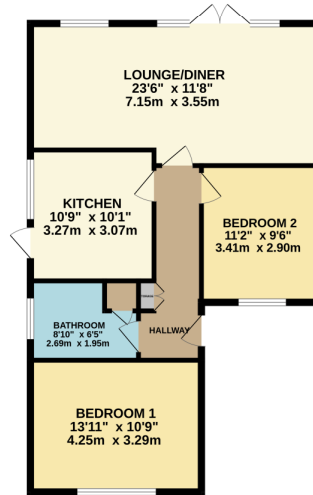
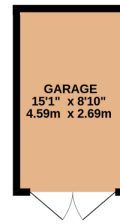
EXTERIOR.

The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower, shrub and trees to borders. Fencing to all boundaries. Double opening doors to **DETACHED PITCHED ROOF GARAGE**. Gate providing access to front.





GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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The **FRONT** has own driveway providing off street parking. Small lawn area.

Agents Note:

As previously mentioned the property has scope to extend to the rear and first floor, subject to the usual planning consents.

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.