

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Barrymore Walk, Rayleigh, SS6 8YF



Guide Price £325,000-£350,000

Situated on the popular Poets development is this well presented and tastefully decorated three bedroom mid-terrace house benefiting from having modern fitted kitchen/breakfast room and bathroom, approximately 45ft rear garden, detached garage accessed via private walkway. Close walking distance to the excellent Grove Wood Primary school as well as local shops and Grove Woods.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating:D.

Our Ref 19941

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Glazed door to

LOUNGE 14' 8" x 14' 4" (4.47m x 4.37m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Plastered ceiling. Radiator. Door to



KITCHEN/BREAKFAST ROOM 14' 8" x 10' 7" (4.47m x 3.23m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Comprehensive range of modern Shaker style base and eye level units. Granite work surfaces. Inset sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor chimney over. Feature brick tiled splash backs. Integrated dish washer. Space for appliances. Under stairs walk-in storage/larder cupboard. Plastered ceiling. Inset LED spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to rooms.

BEDROOM ONE 14' 4" x 8' 7" (4.37m x 2.62m)

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



BEDROOM TWO 10' 7" x 8' 7" (3.23m x 2.62m)

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



RECENTLY FITTED BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with chrome mixer tap and shower over and full height glass shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.



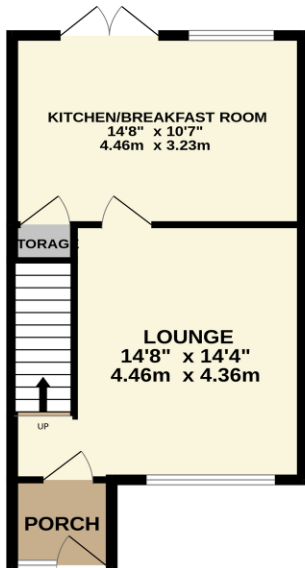
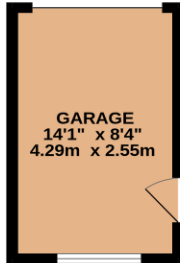
EXTERIOR

The **REAR GARDEN** measures approximately 45' (13.72m) and commences with patio leading to laid lawn. Fencing to all boundaries. Gate providing access to own driveway providing off-street parking leading to **DETACHED GARAGE** to the rear of the property, with Up & Over door, power and lighting, personal door to rear garden.

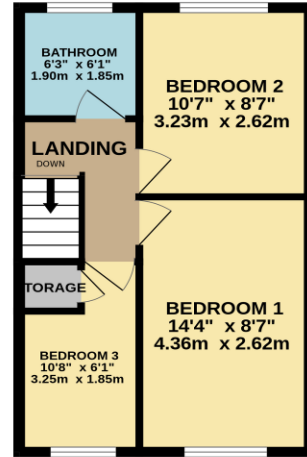


The **FRONT** has lawn area and is access via private walkway.

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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