

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Albany Road, Rayleigh, SS6 8TE



Guide Price:
£350,000 - £375,000

Situated in a sought after location 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 modern fitted kitchen and bathroom, rear garden measuring approx 80ft, hard standing to the front and shared driveway to the side. Potential to extend to ground and first floors, subject to the usual planning consents.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: TBC. Viewing advised.

Our Ref: 19768.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Airing cupboard. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM ONE 12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed bay window to front aspect. Feature circular window to side aspect. Radiator. Plastered ceiling.



BEDROOM TWO 10' 6" x 9' (3.2m x 2.74m)

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



KITCHEN 9' 1" x 7' 6" (2.77m x 2.29m)

Double glazed window to side aspect. A range of modern base and eye level units incorporating granite effect roll top work surface with stainless steel sink drainer unit. Integrated electric oven. Induction hob with stainless steel extractor chimney above. Feature tiled brick effect splash back. Space for freestanding fridge freezer. Space and plumbing for washing machine. Wood effect flooring. Plastered ceiling with inset spotlighting.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Radiator. Wood effect flooring. Plastered ceiling with inset spotlighting.



LOUNGE/DINER 21' 4" x 11' 10" (6.5m x 3.61m)

Double glazed patio doors providing access to rear garden. Feature brick built fireplace with inset fire. Radiators. Coving to ceiling.



EXTERIOR.

The REAR GARDEN measures approximately 80ft (24.38m) commencing with patio area leading to garden. Mainly laid to lawn. A selection of mature flower, shrub and tree borders. Sheds to remain. Gate to side.



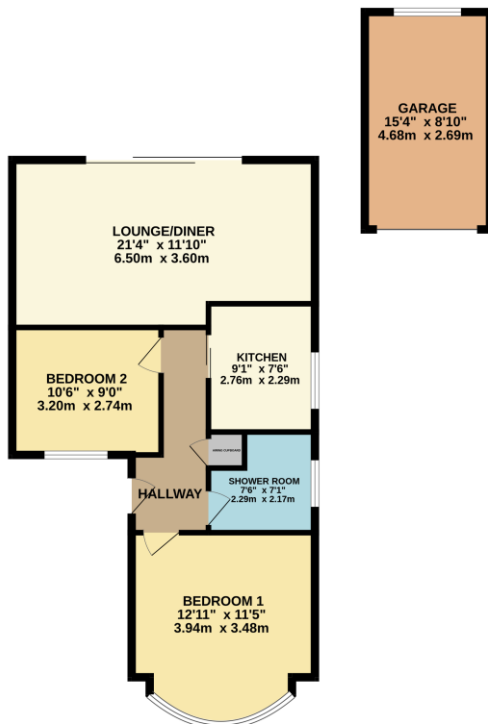
The **FRONT** has small lawn area, hardstanding area providing space for off-street parking and shared driveway leading to **DETACHED GARAGE** with up and over door.

Agents Note:

As previously mentioned, there is potential to extend to ground and first floors, subject to the usual planning consents.



GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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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