

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Tolgate Lodge, 213 Hockley Road, Rayleigh, SS6 8BH



Guide Price:
£500,000 - £550,000

Situated off a private turning, in a much sought after area of Rayleigh, is this detached bungalow with detached garage and wraparound garden. Having a large lounge/diner, conservatory, good size kitchen, utility room, three good size bedrooms with en suite to bedroom one. Close to local shops and amenities, Edward Francis School and FitzWimarc including main line railway station to London, Liverpool Street. OFFERED WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED. Council Tax Band: F. EPC Rating: D. Our Ref: 20166.

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Accommodation comprises:

Entrance is via a **COVERED PORCH** with wrought iron gates. Wooden entrance door to entrance hall.

L-SHAPED ENTRANCE HALL

Window. Storage cupboards. Radiator. Wood flooring. Coving to ceiling. Doors to lounge/diner, kitchen, utility room, bathroom, wc and all bedrooms.



CLOAKROOM

Obscure window to side aspect. A two piece suite comprising wall hung sink unit and low level wc. Part tiled walls. Coving to ceiling.

L-SHAPED LOUNGE/DINER 29' 7" x 21' 8" (9.02m x 6.6m)

Double glazed windows. Double glazed sliding doors providing access to conservatory. Two radiators. Coving to ceiling. Door to kitchen.



CONSERVATORY 16' 1" x 8' 4" (4.9m x 2.54m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden.



KITCHEN 15' 10" x 10' 10" (4.83m x 3.3m)

Double glazed window to side aspect. A range of base and eye level units incorporating work surface with stainless steel sink with mixer tap and drainer unit. Built in oven. Hob with extractor fan above. Breakfast bar. Radiator. Coving to ceiling with downlights. Splash back tiling. Part tiled walls. Vinyl flooring. Door to utility room.



UTILITY ROOM 8' x 7' 4" (2.44m x 2.24m)

Roll top work surface with stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher. Splash back tiling. Coving to ceiling. Boiler and additional storage. Door providing access to rear garden. Vinyl flooring.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Radiator. Tiled walls. Vinyl flooring.



BEDROOM ONE 16' 5" x 12' 6" (5m x 3.81m)

Double glazed lead light window to front aspect. A range of wardrobes and bedroom units. Radiator. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising shower unit, inset sink with vanity storage below and low level wc. Radiator.



BEDROOM TWO 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed lead light window to front aspect. Built in wardrobe. Radiator. Coving to ceiling.



