

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Grosvenor Road, Rayleigh, SS6 9GA



**£325,000**

Situated in a popular cul de sac location is this immaculate end terraced house benefiting from having two good size bedrooms, large lounge/diner, approximately 40ft rear garden, garage in block to the front and allocated parking to the front. Walking distance to mainline railway station with its links to London Liverpool Street, local shops and schools.

**NO ONWARD CHAIN.**

Council Tax Band: C EPC Rating: C

Ref: 20245

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator.



#### GROUND FLOOR WC

Obscure double glazed window to the front aspect. WC with low level cistern. Wall mounted wash hand basin. Tiled floor. Tiled walls. Radiator.

#### KITCHEN 9' 4" x 5' 9" (2.84m x 1.75m)

Double glazed window to the front aspect. Range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Tiled Splash backs. Space for appliances. Tiled floor. Textured ceiling. Radiator.



#### LOUNGE/DINER 15' 7" x 12' (4.75m x 3.66m)

Double glazed patio doors providing access to the rear garden. Full height under stairs storage cupboard. Wood effect flooring. Coving to textured ceiling. Radiators.



#### FIRST FLOOR ACCOMMODATION

#### LANDING





### **BEDROOM ONE 10' x 9' 10" (3.05m x 3m)**

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Coving to textured ceiling. Radiator.



### **BEDROOM TWO 12' x 9' 10" (3.66m x 3m)**

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



### **BATHROOM 6' x 5' 2" (1.83m x 1.57m)**

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with central chrome mixer tap and shower over. Tiled floor. Tiled walls. Heated towel radiator.



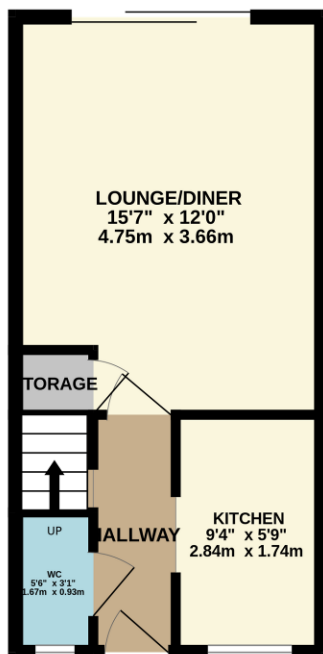
### **EXTERIOR**

The **REAR GARDEN** measures approximately 40' (12.19m) and commences with block paved patio area leading to laid to lawn. Selection of mature flower and shrub borders. Side gate providing access to the front.

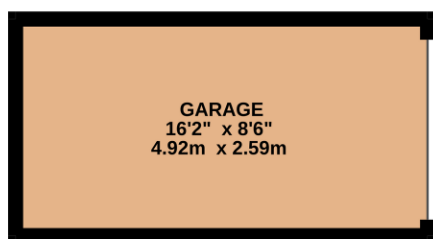
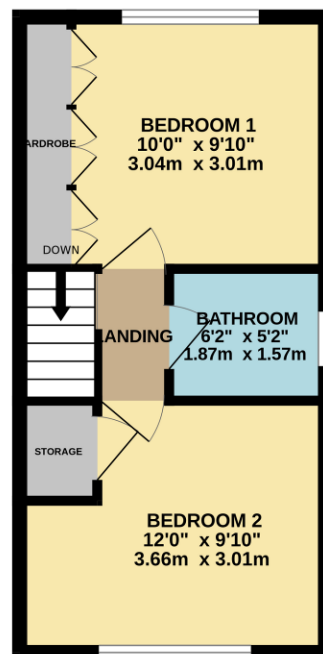


The **FRONT** has pathway to entrance door and **GARAGE** in communal block with allocated parking to the front.

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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