

## 56 Nelson Road, Rayleigh, SS6 8HQ



Guide Price:  
£675,000 - £695,000

Situated in one of Rayleigh's most prestigious locations within close walking distance to Fitzwimarc school and sixth form, Fairview Park, railway station, Rayleigh High Street with an abundance of shops, bars and restaurants is this stunning four bedroom detached family home. With open plan living accommodation to ground floor, rear garden measuring 80ft and own driveway providing off street parking for several vehicles. Viewing highly recommended. EPC Rating: C. Our Ref: 16424.

**Directions:** Proceeding from the centre of Hockley into Spa Road continue beneath the railway bridge into Greensward Lane proceed for a further two miles into the Ashingdon Road turn left into Canewdon View Road first right into Golden Cross Road and Nelson Road is the second turning on the left hand side.



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Entrance via composite side entrance door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation with under stairs storage area. Wood effect flooring. Coving to plastered ceiling. Radiator. Oak doors to all ground floor rooms.



#### **KITCHEN 17' 9" x 10' 3" (5.41m x 3.12m)**

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Space for freestanding Range cooker with extractor chimney above. Integrated washing machine. Integrated dishwasher. Space and housing for freestanding American style fridge freezer. Tiled flooring. Tiled splash backs. Plastered ceiling with inset spotlighting.



#### **GROUND FLOOR BEDROOM THREE 11' 6" x 9' 5" (3.51m x 2.87m)**

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



#### **GROUND FLOOR BEDROOM FOUR/STUDY 10' x 9' 9" (3.05m x 2.97m)**

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



#### **LOUNGE/DINER (L-SHAPED) 26' 10" max x 20' max (8.18m x 6.1m)**

Double glazed French doors with full height side panels providing access to rear garden. Three Velux windows to side aspect. Glass vaulted roof lantern. Coving to plastered ceiling with inset spotlighting. Radiator.







### GROUND FLOOR SHOWER ROOM

A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled flooring. Part tiled walls.



### FIRST FLOOR LANDING

#### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with glass shower screen and shower over, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Chrome heated towel radiator. Tiled flooring. Tiled walls. Plastered ceiling.



### BEDROOM ONE 15' 11" x 14' 8" (4.85m x 4.47m)

Double glazed window to front and side aspects. Velux window to side. Radiator. Eaves storage cupboards. Plastered ceiling with inset spotlighting. Built in wardrobes with mirror fronted sliding doors with feature overhead inset lighting.



### BEDROOM TWO 11' 7" x 8' 11" (3.53m x 2.72m)

Double glazed window to rear aspect. Radiator. Plastered ceiling. Built in wardrobes with mirror fronted sliding doors to one wall.

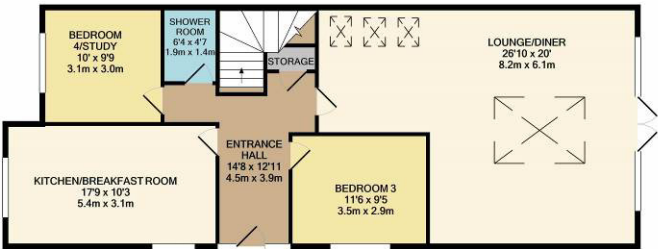


**EXTERIOR.**

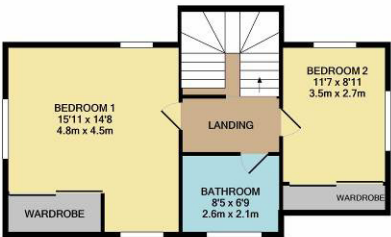
The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with block paved patio area with feature brick wall and steps to garden. Laid to lawn. Mature flowers and trees to rear of garden. Door to **DETACHED GARAGE** with electric roller door. Power and lighting. Double glazed window to side.



The **FRONT** has large block paved driveway providing off street parking for several vehicles leading to garage to rear.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1022 SQ.FT.  
 (95.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 517 SQ.FT.  
 (48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1542 SQ.FT. (143.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is to their operability or efficiency can be given.

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