

Daws Heath Road, Rayleigh SS6 7QY



£ 600,000

Situated in a popular location within Rayleigh within walking distance to High Street, station and local schools is this immaculate extended four bedroom detached family home. The property has been extended to ground floor with vaulted ceiling to the sitting room, en suite to master bedroom, landscaped rear garden, double garage and off street parking for several vehicles. **AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.**
EPC Rating: TBC. Our Ref: 14966.

Directions: Proceeding from the centre of Rayleigh into the Eastwood Road. Continue along this road and turn right at the mini roundabout into Daws Heath Road.



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Entrance via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Coving to plastered ceiling. Wood flooring. Radiator. Stairs to first floor accommodation.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc with concealed cistern. Tiled walls. Tiled flooring. Plastered ceiling.

KITCHEN/BREAKFAST ROOM 15' 5" x 10' (4.7m x 3.05m)

Double glazed windows to front and side aspects. A comprehensive range of base and eye level units incorporating roll top work surface with stainless steel butler sink unit. Tiled splashbacks. Space for Range Cooker with extractor chimney above. Integrated dishwasher. Space for American style fridge freezer. Radiator. Wood flooring. Door to utility room.



UTILITY ROOM 9' 3" x 4' 9" (2.82m x 1.45m)

Double glazed window to side aspect. Double glazed door providing access to rear garden. A range of base units incorporating roll top work surface with circular inset sink drainer unit. Space and plumbing for washing machine. Full height storage cupboards.

DINING AREA 11' 4" x 8' 8" (3.45m x 2.64m)

Open plan to sitting room.



SITTING ROOM 12' 7" x 10' 10" (3.84m x 3.3m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Archway leading through to lounge.



LOUNGE 17' 9" x 11' 9" (5.41m x 3.58m)

Double glazed window to rear aspect. Two radiators. Feature fireplace with inset log burner. Coving to textured ceiling.

FIRST FLOOR LANDING

Double glazed window to front aspect. Radiator. Airing cupboard. Coving to textured ceiling. Access to loft.

BEDROOM ONE 15' 7" x 10' (4.75m x 3.05m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling with inset spotlighting. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with thermostatic shower, wall mounted wash hand basin, bidet and low level wc. Tiled walls. Tiled flooring. Chrome towel radiator. Plastered ceiling with inset spotlighting.

BEDROOM TWO 11' 11" x 8' 3" (3.63m x 2.51m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Coving to ceiling.



BEDROOM THREE 11' 10" x 8' (3.61m x 2.44m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Fitted wardrobes to one wall.



BEDROOM FOUR 9' 10" x 8' 4" (3m x 2.54m)

Double glazed window to rear aspect. Radiator. Wood effect flooring.

BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising freestanding roll top bath with centralised chrome tap, tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Chrome heated towel rail. Tiled walls. Tiled flooring. Plastered ceiling.

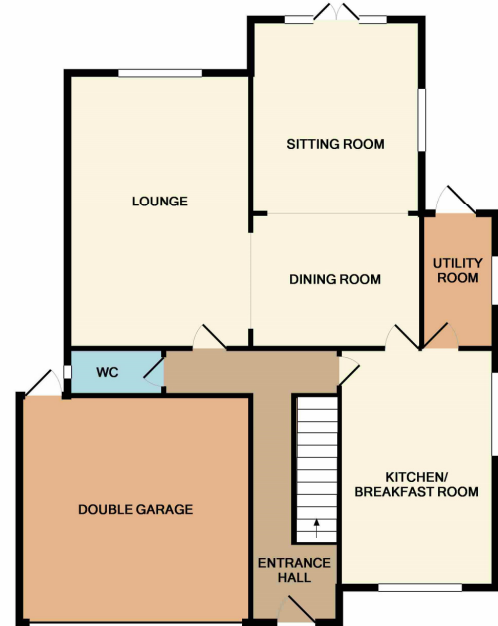


EXTERIOR.

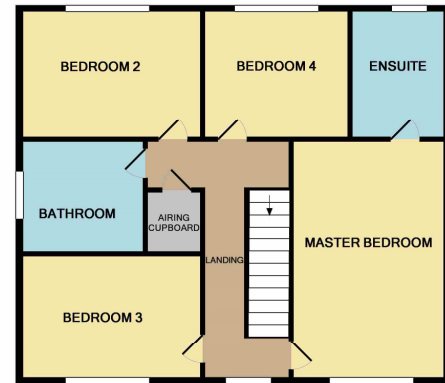
The **REAR GARDEN** measuring approximately 50ft (15.24m) commencing with secluded patio area with steps down to decking area with pergola. Mainly laid to lawn with mature flower and shrub borders. **SHED** to remain. Gate providing access to side. Door providing access to garage.



The **FRONT** has a large driveway providing off street parking for several vehicles leading to **DETACHED DOUBLE GARAGE** with electric up and over door. Power and lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ.FT.
(91.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1646 SQ.FT. (152.9 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 as to their operability or efficiency can be given
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