

Great Wheatley Road, Rayleigh SS6 7AP



£ 745,000

Built circa 1929 is this character five bedroom detached family home with three reception rooms, detached pitched roof double garage, plenty of off street parking and a 140ft rear garden. The property offers excellent potential to be extended to rear or side, subject to the usual planning permission.

VIEWING STRONGLY ADVISED. EPC Rating: E. Our Ref: 14294.

Directions: Proceeding from the Spa roundabout in the centre of Hockley take the Main Road towards Rayleigh. Continue along this road which becomes Hockley Road and at the traffic lights by Rayleigh Church turn into Websters Way. At the roundabout turn right into Eastwood Road and then left at the traffic lights into High Street. turns into High Road. Driving through the town, Great Wheatley Road can be found on the right hand side.



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Entrance via glazed entrance door to entrance hall.

ENTRANCE HALL 9' 10" x 9' 2" (3m x 2.79m)

Picture rail. Stairs to first floor accommodation with under-stairs storage cupboard. Radiator with cabinet. Karndeian flooring.



LOUNGE 21' x 11' 9" (6.4m x 3.58m)

Double glazed bay window to front elevation. Double glazed double opening doors providing access to rear garden. Feature fireplace with inset fire and wood surround. Picture rail. Radiator with cabinet. Further radiator. Plastered ceiling.



DINING ROOM 16' 9" x 11' 7" (5.11m x 3.53m)

Double glazed lead light bay window to front elevation. Double glazed lead light window to side elevation. Feature fireplace with exposed brick hearth and surround. Plate rail. Radiator. Plastered ceiling.



SITTING ROOM 11' x 11' (3.35m x 3.35m)

Double glazed lead light window to side elevation. Picture rail. Radiator with cabinet. Glazed door to inner lobby. Open plan to kitchen. Wall lights. Plastered ceiling.



INNER LOBBY 6' 10" x 3' 3" (2.08m x 0.99m)

Double glazed window to side elevation. Tiled floor.

GROUND FLOOR SHOWER ROOM 7' x 6' 10" (2.13m x 2.08m)

An obscure double glazed window to side elevation. A three piece white suite comprising pedestal wash hand basin with tiled splash back, low level WC, separate tiled shower cubicle with shower unit. Textured ceiling. Tiled floor. Radiator.



KITCHEN 11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed lead light window to rear elevation. Beech working surfaces with butler style sink. Wall and floor units. Six ring gas hob. Integrated double oven. Tiled surround to working surfaces. Radiator. Integrated slim line dishwasher. Tiled floor. Integrated fridge. Freestanding larder unit to remain. Door to utility room.



BEDROOM TWO 17' x 11' 8" (5.18m x 3.56m)

Double glazed lead light bay window to front and side elevations. Picture rail. Radiator.



BEDROOM THREE 11' x 8' 3" (3.35m x 2.51m)

Double glazed lead light window to side elevation. Picture rail. Radiator.



UTILITY ROOM 11' 4" x 6' 10" (3.45m x 2.08m)

Double glazed lead light window to side and rear elevations. Obscure double glazed door to side elevation providing access to rear garden. Tiled floor. Laminated roll top working surfaces with stainless steel single sink drainer unit. Wall mounted boiler. Plumbing and space for washing machine. Space for fridge freezer.

SPACIOUS FIRST FLOOR LANDING

Access to loft. Picture rail. Radiator. Plastered ceiling. Airing cupboard.

BEDROOM ONE 16' 5" x 11' 8" (5m x 3.56m)

Double glazed lead light bay window to front elevation. Double glazed door to **BALCONY** with wrought iron surround with far reaching views. Two windows to rear elevation. Two radiators. Plastered ceiling. Picture rail.



BEDROOM FOUR 11' 2" x 8' 2" (3.4m x 2.49m)

Double glazed window to rear elevation with far reaching views. Coved cornice to ceiling. Built-in wardrobe. Radiator.

BEDROOM FIVE / STUDY 9' 2" x 5' (2.79m x 1.52m)

Double glazed lead light window to front elevation. Picture rail. Radiator. Plastered ceiling.

FAMILY BATHROOM 9' 6" x 7' 4" (2.9m x 2.24m)

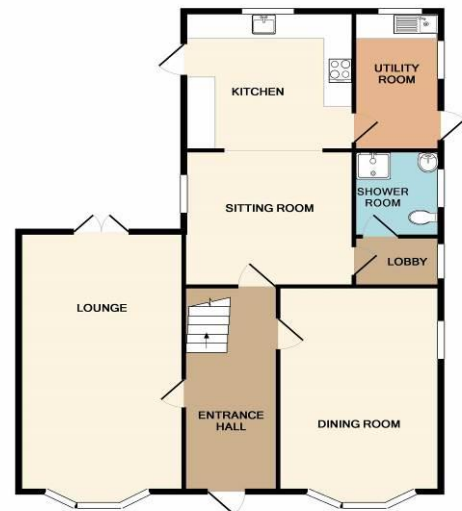
An obscure double glazed window to side elevation. A three piece white suite comprising twin gripped panelled bath telephone handset mixer tap and shower screen, pedestal wash hand basin, low level WC. Tiled with complimentary ceramics. Radiator. Shaver point. Vinyl flooring. Heated towel rail. Plastered ceiling. Extractor fan.



The **FRONT** has an extensive driveway part of which is block paved providing off-street parking for numerous vehicles. Double opening gates providing access to garage.

EXTERIOR.

The **REAR GARDEN** measures 140ft by 45ft (42.67m x 13.72m) commencing with large patio to a shaped lawn areas with a vast array of established plants, shrubs and trees to shaped borders. A curving path leading to the rear of the garden where there is a wild flower garden and vegetable patch. **TIMBER GREENHOUSE** to remain. Exterior tap. **SUMMERHOUSE 9' 10" x 6' 6" (3m x 1.98m)** with power and light - to remain. **DETACHED PITCHED ROOF GARAGE 17' 2" x 15' 2" (5.23m x 4.62m)** with up and over door.



GROUND FLOOR
APPROX. FLOOR
AREA 975 SQ.FT.
(90.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1887 SQ.FT. (175.3 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 as to their operability or efficiency can be given.
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