

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Pitsea, SS13 1AE



GUIDE PRICE £350,000 - £375,000

Offering great potential to create a family home for life and with the benefit of NO ONWARD CHAIN, is this three bedroom detached chalet. Situated on a generous plot and in close proximity to local schools and shops and within easy reach of major routes, the property currently benefits from having a spacious lounge; dining room measuring 11' 4"; two bedrooms to first floor, and one to ground; ground floor bathroom; utility; rear garden measuring 70' x 48' and off street parking for up to four vehicles with potential for further.

EPC rating - F. Our ref: 14755

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Rectory Road, Pitsea, SS13 1AE

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Obscure secondary glazed window to front aspect. Doors to:

LOUNGE 20' 5" x 11' 5" (6.22m x 3.48m)

Double glazed windows to side and rear aspects. Two radiators. Wall lighting.



KITCHEN 11' 8" x 9' 10" (3.56m x 3m)

Double glazed windows to side and rear aspects. Door to REAR PORCH. Base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker. Space for washing machine. Space for fridge/freezer. Part tiled walls. Radiator.



DINING ROOM 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed bay window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator.

GROUND FLOOR BEDROOM ONE 12' 6" x 9' 7" (3.81m x 2.92m)

Double glazed bay window to front aspect. Fitted wardrobes. Storage cupboard housing hot water cylinder and boiler. Radiator.



GROUND FLOOR BATHROOM 6' 6" x 6' (1.98m x 1.83m)

Obscure double glazed window to rear aspect. Close coupled w/c. Pedestal mounted hand wash basin. Panelled bath with shower attachment. Radiator. Tiled walls.



FIRST FLOOR LANDING

Built in storage cupboard. Further eaves storage cupboards. Doors to:

BEDROOM TWO 11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to rear aspect.



BEDROOM THREE 8' 10" x 8' 5" (2.69m x 2.57m)

Double glazed window to rear aspect.



UTILITY ROOM 5' 4" x 5' 4" (1.63m x 1.63m)

Obscure double glazed window to rear aspect.
Space for tumble dryer.

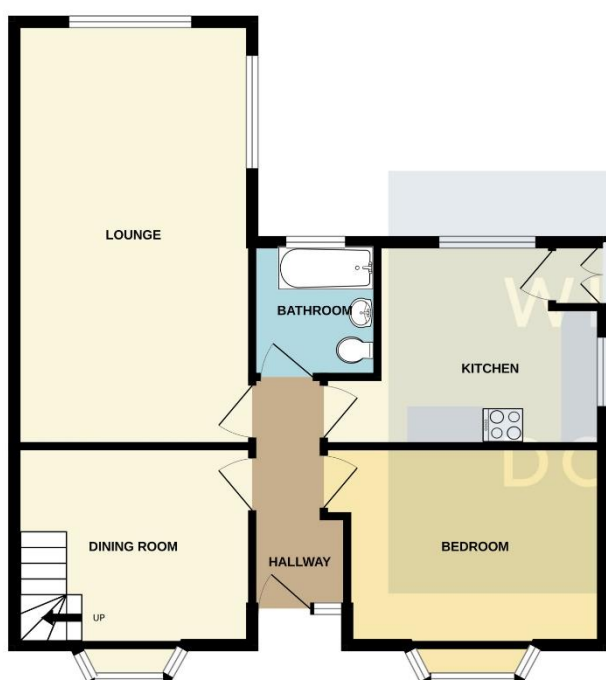
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawn area with driveway providing off street parking for four vehicles. Brick built wall to front boundary. Various shrubs.

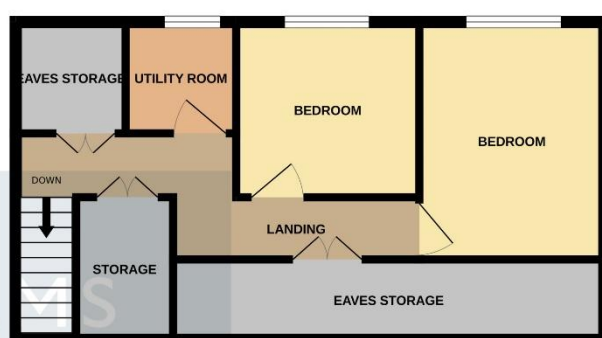
The **REAR GARDEN** measures approx. 70' x 48' and commences with patio area leading to lawn. Mature shrub borders. Greenhouse to remain. Gated side access. Outside tap.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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