

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Falcon Close, Rayleigh, SS6 9BH



Offers in Excess of £425,000

We are delighted to offer for sale with NO ONWARD CHAIN this lovely three bedroom detached house, situated on the popular Bird Estate, less than a mile from Rayleigh station and within easy reach of local schools and shops. The property benefits from having two reception rooms; conservatory; ground floor cloakroom; three good sized bedrooms; garage with off street parking for two vehicles and a rear garden measuring 35'.
EPC rating - C. Our ref: 16250

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Falcon Close, Rayleigh, SS6 9BH

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. Two piece suite comprising close coupled w/c and corner hand wash basin. Chrome heated towel rail. Tiled floor.

LOUNGE 14' 10" x 11' 5" reducing to 10' 1" (4.52m x 3.48m > 3.07m)

Double glazed window to front aspect. Radiator. Laminate flooring. Door to:



DINING ROOM 13' x 7' 2" (3.96m x 2.18m)

Double glazed French style doors to CONSERVATORY. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Door to:



KITCHEN 13' x 7' (3.96m x 2.13m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Space for washing machine. Space for fridge/freezer. Concealed wall mounted combi-boiler. Understairs storage cupboard. Radiator. Tiled floor.



CONSERVATORY 13' 3" x 11' 6" reducing to 9' 6" (4.04m x 3.51m > 2.9m)

Double glazed windows to all sides. Double glazed French style doors to REAR GARDEN. Ceiling fan. Door to GARAGE.



FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Loft access. Radiator. Doors to:

BEDROOM ONE 13' 4" x 8' 8" (4.06m x 2.64m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.



BEDROOM TWO 11' 6" reducing to 10' x 8' 2" (3.51m > 3.05m x 2.49m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 8' 9" x 6' (2.67m x 1.83m)

Double glazed window to front aspect. Radiator.



BATHROOM 7' x 6' 2" (2.13m x 1.88m)

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

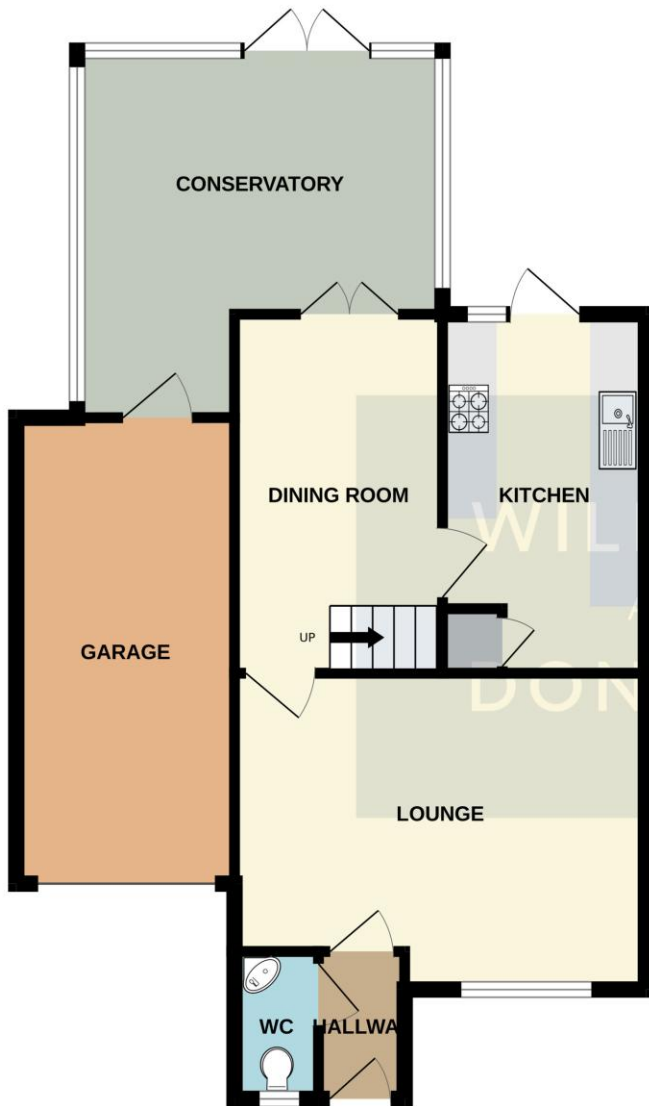
To the **FRONT** of the property is a driveway providing off street parking for two vehicles and access to **GARAGE**. Lawn area.

The **REAR GARDEN** measures approx. 35' and commences with paved patio leading to lawn. Shrub borders. Gated side access.

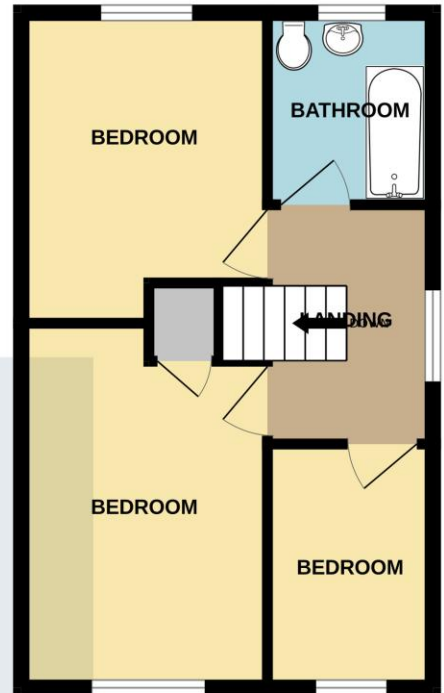


GARAGE with up and over door. Power and lighting. Door to **CONSERVATORY**.

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.