

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Lillyville Walk, Rayleigh, SS6 8UN



**GUIDE PRICE £650,000 - £675,000**

Situated in a private and peaceful Rayleigh cul-de-sac location, with woodland views of Grove Woods to the front, making it perfect for people who enjoy the outdoor life, nature and dog walkers, and Grove Wood school a short walk away, is this four/five double bedroom detached house. This well presented property is also in catchment for The FitzWimarc School and benefits from having two/three reception rooms; kitchen with separate utility; two bedrooms with ensuites; a double garage with off street parking for two vehicles and a 46' South backing rear garden. EPC rating - C. Our ref: 16113

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# Lillyville Walk, Rayleigh, SS6 8UN

Accommodation comprises:

Entrance via solid wood door to:

## HALLWAY

Double glazed windows to front aspect. Oak stairs to first floor accommodation. Radiator. Laminate flooring. Doors to:

## KITCHEN 11' 7" x 9' 2" (3.53m x 2.79m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring gas hob with extractor hood above. Built in double oven. Space for fridge/freezer. Breakfast bar. Radiator. Tiled walls. Tiled floor. Door to:



## UTILITY ROOM 9' 2" x 6' 5" (2.79m x 1.96m)

Obscure double glazed window to side aspect. Composite door to side aspect. Range of base and eye level units with roll edged working surface. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Space for dishwasher. Wall mounted boiler, which we understand from the vendors, is 4 years old. Tiled walls. Tiled floor.

## LOUNGE 19' 9" x 15' 5" (6.02m x 4.7m)

Double glazed French style doors leading to and overlooking rear garden. Double glazed windows to rear aspect. Feature brick built fireplace. Wall lighting. Radiator. Bi-folding doors to:



## DINING ROOM 15' x 12' 3" (4.57m x 3.73m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Wall lighting. Radiator. Power sockets with USB points.

## GROUND FLOOR BEDROOM FIVE/RECEPTION ROOM 13' 1" x 12' 5" (3.99m x 3.78m)

Double glazed window to rear aspect. Radiator. Door to:

## ENSUITE SHOWER ROOM 8' 7" x 2' 7" (2.62m x 0.79m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and mixer shower. Tiled walls. Extractor fan. Tiled floor.

## FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access with drop ladder. Double glazed window with fitted shutters, to front aspect. Airing cupboard housing unvented hot water cylinder. Solid oak doors to:

## BEDROOM ONE 13' 7" x 12' 3" (4.14m x 3.73m)

Skimmed ceiling with spotlight insets. Double glazed window with fitted shutters, to front aspect. Ornate radiator. Power sockets with USB point. Solid oak door to:





#### **ENSUITE SHOWER ROOM 9' x 2' 7" (2.74m x 0.79m)**

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Tiled walls. Extractor fan. Shaving point. Tiled floor.

#### **BEDROOM TWO 13' 1" x 12' 3" (3.99m x 3.73m)**

Skimmed ceiling with spotlight insets. Double glazed window with fitted shutters, to rear aspect. Ornate radiator. Built in wardrobes. Power sockets with USB point.



#### **OUTSIDE OF PROPERTY:**

The **FRONT** of the property is situated on a walkway, with views towards Grove Wood. There is a lawn area to the front with stepped pathway to front door. Brick retaining wall to front boundary. Various shrubs.

The South backing **REAR GARDEN** measures approx. 46' x 41' and commences with paved patio leading to lawn. Brick built flower beds. Shed to remain. Gated side access to both flanks. Outside tap. Exterior lighting. Rear gate to:

#### **BEDROOM THREE 13' reducing to 11' 3" x 12' 3" (3.96m > 3.43m x 3.73m)**

Skimmed ceiling with spotlight insets. Double glazed window with fitted shutters, to rear aspect. Ornate radiator. Built in wardrobes. Power sockets with USB point.



#### **DOUBLE GARAGE 17' 8" x 15' 4" (5.38m x 4.67m)**

With up and over door. Power and lighting. Paved driveway to front providing off street parking for two vehicles.

#### **BEDROOM FOUR 12' 3" x 10' (3.73m x 3.05m)**

Skimmed ceiling with spotlight insets. Double glazed window with fitted shutters, to front aspect. Built in storage cupboard. Ornate radiator. Power sockets with USB point.

#### **FAMILY BATHROOM 9' 3" x 8' max. (2.82m x 2.44m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



**Agent's Note:**

The vendor has architect drawings for internal renovations to change the downstairs layout.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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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