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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rayleigh Avenue, Eastwood, Leigh-on-Sea, SS9 5DL



GUIDE PRICE £1,450,000 - £1,500,000

We are privileged to bring to the market this impressive six bedroom, four bathroom executive style family home situated in a quiet location, close to open fields and farmland, ideal for country walks. This attractive property has been extensively refurbished and improved by the current owners and offers exceptionally versatile, spacious living accommodation, arranged over three floors, including a dual aspect 29' 8" lounge; dining room measuring 19' 6"; kitchen/family room; three bedrooms with ensuites; 70' wide rear garden with spa pool and must be viewed to fully appreciate the quality of the accommodation on offer. EPC rating - C. Our ref: 16503

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Accommodation comprises:

Entrance via security roller gate with secure entry pad to driveway with access to double opening composite front doors to:

RECEPTION HALL

Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Tiled floor with underfloor heating. Doors to:



LOUNGE 29' 8" x 15' 2" (9.04m x 4.62m)

Coved and skimmed ceiling with spotlight insets. Triple aspect uPVC double glazed windows to front, rear and side aspects. French style doors to rear aspect overlooking and providing access to REAR GARDEN. Media wall.



DINING ROOM 19' 6" x 11' 10" into bay (5.94m x 3.61m)

UPVC double glazed leadlight bay window to front aspect. Tiled floor with underfloor heating.



GROUND FLOOR CLOAKROOM 4' 2" x 3' 4" (1.27m x 1.02m)

Skimmed ceiling. Two piece white suite comprising enclosed w/c and wall mounted hand basin. Part tiled walls. Tiled floor with underfloor heating.

LUXURY KITCHEN/FAMILY ROOM 22' 8" x 19' 4" approx. (6.91m x 5.89m)

Skimmed ceiling with spotlight insets. Two uPVC double glazed bi-folding doors leading to and overlooking REAR GARDEN. Range of base, eye level and bank of floor to ceiling units with quartz working surfaces and tiled splashbacks. Inset Neff range induction hob with extractor hood over. Three integrated Neff electric eye line ovens. Integrated full length fridge and freezer. Matching central island with breakfast bar and under counter sink with chrome Quooker hot tap. Integrated dishwasher. Concealed bin storage cupboard. Tiled floor with underfloor heating.



UTILITY ROOM 7' 3" x 5' 2" (2.21m x 1.57m)

Skimmed ceiling with spotlight insets. UPVC double glazed door to side aspect. Two built in storage cupboards. Space for washing machine. Space for tumble dryer. Internal door to GARAGE.

FIRST FLOOR LANDING

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Stairs to SECOND FLOOR ACCOMMODATION. Radiator. Two built in storage cupboards. Doors to:

BEDROOM ONE 19' 3" x 14' approx. (5.87m x 4.27m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring. Doors to:



ENSUITE SHOWER ROOM 10' 7" x 6' 5" (3.23m x 1.96m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Three piece suite comprising close coupled dual flush w/c, wall mounted vanity his and hers sinks with chrome mixer taps and LED mirrors over, and walk in shower cubicle with wet room floor.



BEDROOM TWO 17' 5" x 12' 3" (5.31m x 3.73m)

Coved and skimmed ceiling. UPVC double glazed window, with fitted blinds, to rear aspect. Radiator.

DRESSING ROOM 9' 6" x 4' 8" (2.9m x 1.42m)

Coved and skimmed ceiling. Range of fitted shelves and hanging rails. Radiator. Laminate wood effect flooring.



ENSUITE 9' 5" x 2' 10" (2.87m x 0.86m)

Coved and skimmed ceiling. Three piece white suite comprising enclosed w/c, pedestal mounted hand wash basin and shower cubicle. Tiled walls. Tiled floor.

BEDROOM FIVE 15' 9" x 14' 4" (4.8m x 4.37m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Door to:



BEDROOM SIX 14' 6" x 11' (4.42m x 3.35m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



FAMILY BATHROOM 8' 7" x 6' 4" (2.62m x 1.93m)

Coved and skimmed ceiling with spotlight insets. Four piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with chrome shower mixer tap and double walk in shower cubicle. Tiled walls. Radiator. Tiled floor.



SECOND FLOOR LANDING

UPVC double glazed window to half stair to rear aspect. Doors to:

BEDROOM THREE 24' x 18' approx. (7.32m x 5.49m)

Skimmed ceiling. Two Velux windows to side aspect. Two uPVC double glazed windows to side aspect. Further uPVC double glazed window to rear aspect. Radiator. Door to:





WET ROOM 10' 4" x 7' 2" approx. (3.15m x 2.18m)

Skimmed ceiling with spotlight insets. Enclosed w/c. Vanity mounted hand wash basin with chrome mixer tap. Overhead shower with wet room style floor. Two eaves storage cupboards.



BEDROOM FOUR 18' 6" x 17' 4" approx. (5.64m x 5.28m)

UPVC double glazed window, with fitted blinds, to rear aspect. Radiator.

STUDY 8' 8" x 6' 7" approx. (2.64m x 2.01m)

UPVC double glazed window to front aspect. Range of fitted shelves.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property are electric security gates to driveway with retaining brick wall and access to GARAGE. Brick built storage shed.

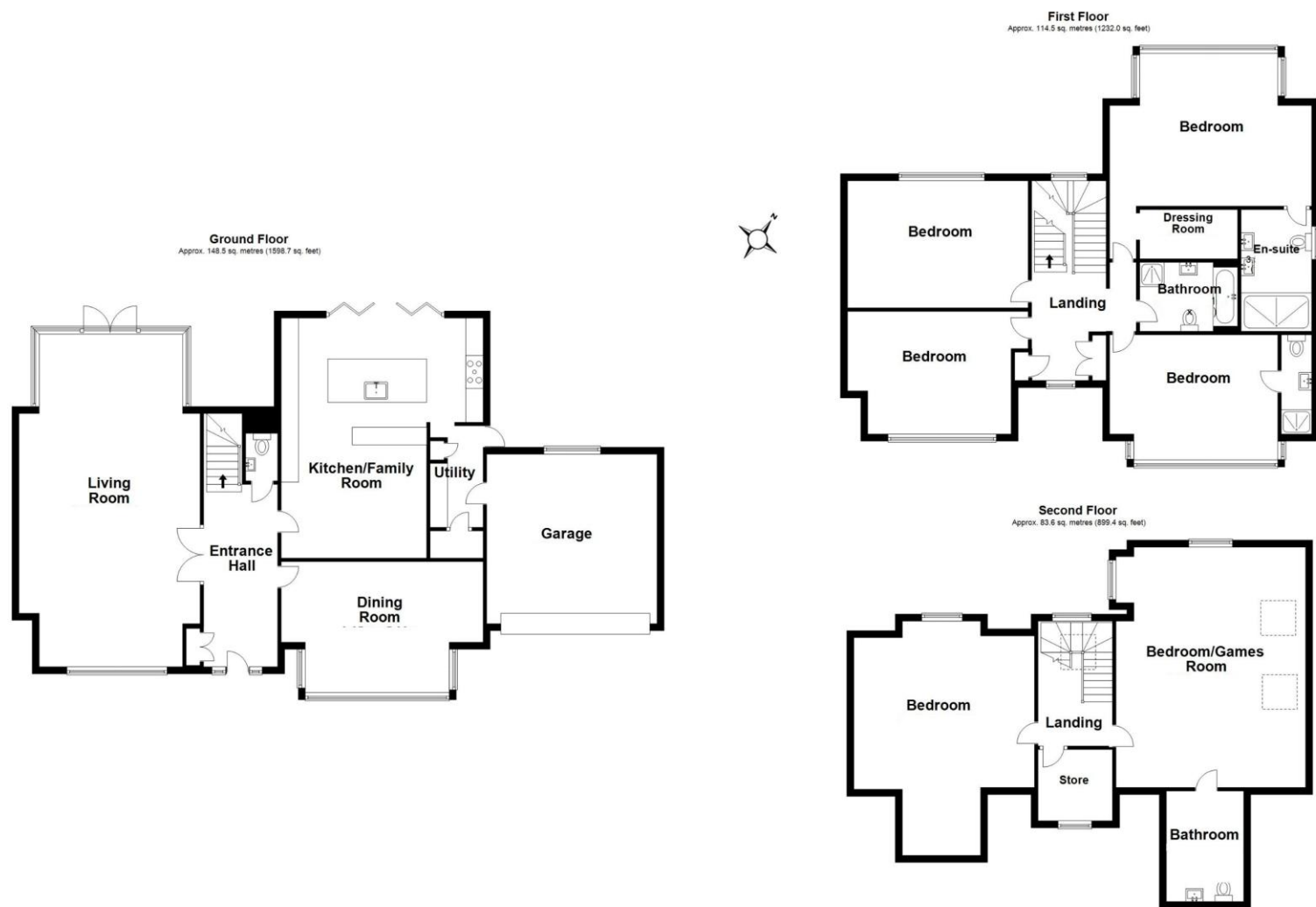


The **REAR GARDEN** is 70' in width by 32' and commences with paved patio leading to lawn. Various established flowers, trees and shrubs. Composite decking area with recesses for spa pool and hot tubs.

Agent's Note:
The spa pool and hot tub are available under separate negotiation.



GARAGE 15' 10" x 15' 7" (4.83m x 4.75m) With electric up and over door. Obscure uPVC double glazed window to rear aspect. Power and lighting. Internal door to UTILITY ROOM.



Total area: approx. 346.5 sq. metres (3730.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Rayleigh Avenue

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