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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Temple Way, Rayleigh, Essex, SS6 9PP



GUIDE PRICE £700,000

This stunning five bedroom, three bathroom executive style family home is situated in a desirable location off Rawreth Lane, within short walking distance of Sweyne Park, close proximity of Rayleigh Leisure Centre and easy reach of local schools and shops. This immaculate property has been maintained to a high specification by the current owners, with accommodation spread over three floors, and benefits from having a spacious open plan kitchen/diner and further sun room, both with underfloor heating; lounge measuring 19' 7"; utility room with built in tall broom cupboard; ensuite to bedroom one; double garage, with off street parking for numerous vehicles and an unoverlooked rear garden measuring 45'. EPC rating - TBC. Our ref: 16526

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Accommodation comprises:

Entrance via obscure composite door to:

RECEPTION HALL 11' 9" x 9' 5" (3.58m x 2.87m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Amtico flooring. Doors to:



SUN ROOM 11' 3" x 9' 4" (3.43m x 2.84m)

Part brick, part uPVC double glazed room with bi-folding door to rear aspect. UPVC double glazed window to side aspect. Obscure uPVC double glazed door to side aspect. Tiled floor with underfloor heating.

LOUNGE 19' 7" x 11' 5" (5.97m x 3.48m)

Coved and skimmed ceiling. UPVC double glazed sash window, with plantation shutters, to front aspect. UPVC double glazed French style doors to SUN ROOM. Two radiators. Amtico flooring.



GROUND FLOOR CLOAKROOM 5' 2" x 3' 5" (1.57m x 1.04m)

Skimmed ceiling. Obscure window to front aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Part tiled walls. Radiator. Amtico flooring.

KITCHEN/DINER 23' 6" x 12' 1" reducing to 9' 5" (7.16m x 3.68m > 2.87m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Further uPVC double glazed window, with plantation shutters, to front aspect. Range of base, eye level and floor to ceiling units with quartz working surfaces and matching upstands. Glass splashbacks. Inset ceramic one and a half bowl sink with free standing mixer tap. Inset Neff electric hob with extractor hood over. Built in twin Neff electric ovens. Two integrated fridge/freezers. Integrated microwave. Matching island with storage cupboards under and wine fridge to remain. Tiled floor with underfloor heating.



UTILITY ROOM 8' 9" x 6' 3" (2.67m x 1.91m)

Skimmed ceiling with spotlight insets. Range of base and eye level units, including tall, built in broom cupboard, with quartz working surfaces. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Space for tumble dryer. Radiator. Tiled floor.



FIRST FLOOR LANDING

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutter, to front aspect. Stairs to SECOND FLOOR ACCOMMODATION. Radiator. Doors to:



BEDROOM ONE 11' 8" x 11' 4" (3.56m x 3.45m)

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutter, to front aspect. Built in mirror fronted wardrobes. Radiator. Door to:



BEDROOM TWO 9' 9" x 9' 4" (2.97m x 2.84m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to rear aspect. Built in storage cupboard. Radiator.



ENSUITE 8' 3" x 5' 8" (2.51m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and double shower cubicle. Two built in storage cupboards. Tiled walls. Tiled floor.



BEDROOM THREE 9' 4" x 7' 7" (2.84m x 2.31m)

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Built in storage cupboard. Radiator.



FAMILY BATHROOM 9' 2" x 4' 8" (2.79m x 1.42m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window, with plantation shutters, to rear aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and panelled bath with shower over. Designer towel rail. Tiled walls. Tiled floor.



BEDROOM FIVE/STUDY 12' 7" x 6' 8" (3.84m x 2.03m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Two eaves storage cupboards. Radiator.



SNUG 10' 3" x 4' 5" (3.12m x 1.35m)

Skimmed ceiling. Two eaves storage cupboards running full length to both sides. Currently used as a gaming room.



SECOND FLOOR LANDING

Skimmed ceiling with loft access hatch. Built in eaves storage cupboard. Radiator. Door to:

BEDROOM FOUR 12' 4" x 11' 9" (3.76m x 3.58m)

Skimmed ceiling. Velux double glazed window to front aspect. Two eaves storage cupboards. Radiator.



SHOWER ROOM 8' 1" x 5' 4" (2.46m x 1.63m)

Skimmed ceiling with spotlight insets. Obscure Velux window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Chrome heated towel rail. Tiled floor.



The private **REAR GARDEN** measures approx. 45' and commences with paved terrace leading to lawn with mature borders and nature strip backdrop to the side.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a garden area with established flower beds, hedging and pathway to front door. Independent driveway providing off street parking for numerous vehicles and access to **DOUBLE GARAGE**.





DOUBLE GARAGE 18' 7" x 16' 8" (5.66m x 5.08m)

Two up and over doors. Power and lighting.
Door to side providing access to REAR GARDEN.

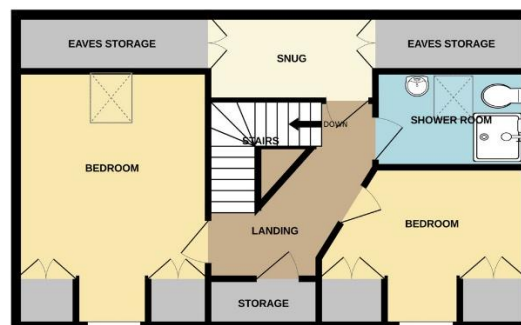
GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.