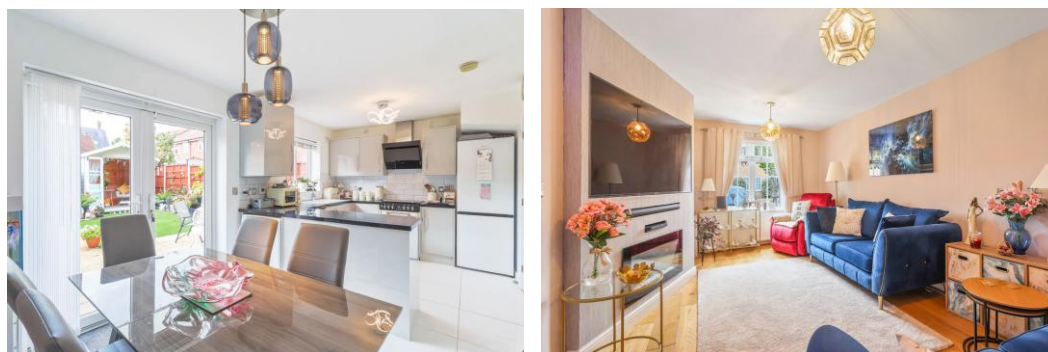


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Claremont Crescent, Rayleigh, SS6 9GZ



£415,000

This beautifully presented three bedroom end terraced property is situated in popular Rayleigh location, a mile from Rayleigh mainline station for direct rail links to London Liverpool Street, and within easy reach of local schools, parks and other amenities. Built in 2014, and benefitting from having a spacious, recently fitted kitchen/diner; 16' 5" lounge; ground floor cloakroom; bedroom one with ensuite; 30' rear garden and off street parking for two vehicles, this property would be ideally suited to a young family looking for their first family home. EPC rating - TBC. Our ref: 16549

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
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Claremont Crescent, Rayleigh, SS6 9GZ

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM 6' x 4' 4" (1.83m x 1.32m)

Skimmed ceiling. Obscure double glazed window to front aspect. Two piece suite comprising close coupled w/c and hand wash basin. Radiator. Tiled floor.

LOUNGE 16' 5" x 10' 7" max. (5m x 3.23m)

Skimmed ceiling. Double glazed window to front aspect. Feature media wall with recessed areas for TV and sound bar. Feature electric fireplace. Radiator. Laminate flooring.



KITCHEN/DINER 17' 8" x 9' (5.38m x 2.74m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of recently fitted base and eye level units with square edged granite effect working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Space for cooker with extractor fan above. Space for dishwasher. Space for washing machine. Space for fridge/freezer. Under cupboard lighting. Plinth lighting. Radiator. Tiled wall. Concealed wall mounted boiler.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Solar panel controls. Built in storage cupboard. Radiator. Doors to:

BEDROOM ONE 10' 2" x 10' 1" (3.1m x 3.07m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Door to:



ENSUITE 7' 3" x 3' 10" (2.21m x 1.17m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Radiator. Part tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 10' 2" x 10' 2" max. (3.1m x 3.1m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM THREE 8' 4" x 7' 1" (2.54m x 2.16m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BATHROOM

Skimmed ceiling. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin and panelled bath with shower attachment. Part tiled walls. Radiator. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Exterior lighting. Gated side access.

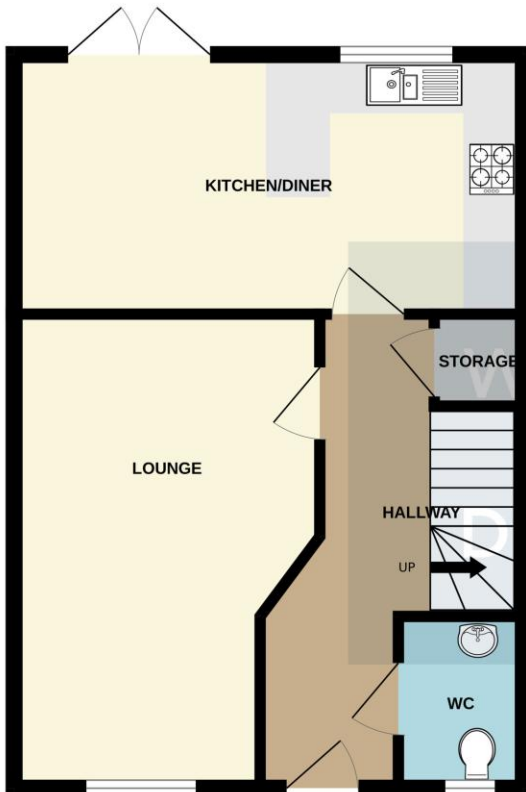
The **REAR GARDEN** measures approx. 30' and commences with paved patio leading to artificial lawn. Shed and summerhouse to remain. Outside tap. Exterior lighting.



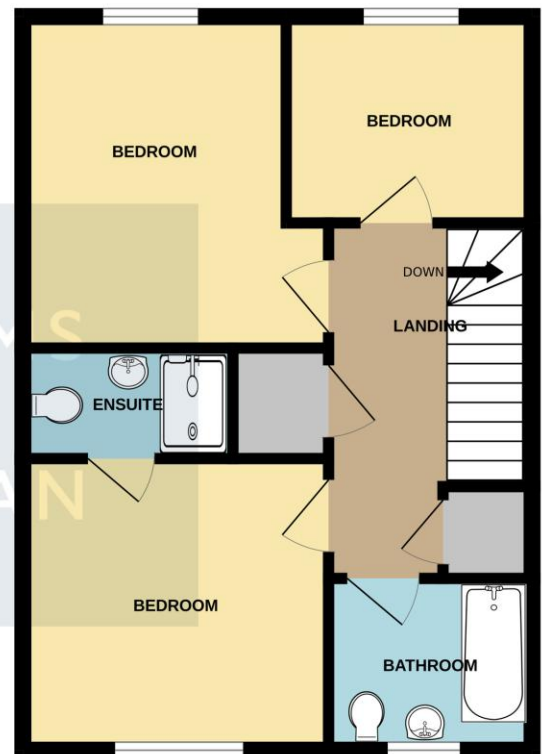
Agent's Note:

This property has solar panels which are owned, and provide renewable energy.
Service charge for upkeep of communal areas of currently £343.74.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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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.