

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Andrewes Way, Wolsey Park, Rayleigh, SS6 9UQ



£450,000

Built approximately 3 years ago on the prestigious Wolsey Park development, this immaculate three bedroom semi-detached house is conveniently located for local schools, shops, major routes and just over a mile and a half walk from Rayleigh station. Benefitting from having spacious open plan living accommodation to the ground floor with a ground floor cloakroom; ensuite to bedroom one and an un-overlooked 35' South backing rear garden, this property must be viewed to be fully appreciated.

EPC rating - B. Our ref: 16560

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Andrewes Way, Wolsey Park, Rayleigh, SS6 9UQ

Accommodation comprises:

Entrance via obscure composite door to:

RECEPTION HALL

Skimmed ceiling. Radiator. Amtico flooring. Doors to:

GROUND FLOOR CLOAKROOM 7' 3" x 4' 8" (2.21m x 1.42m)

Skimmed ceiling with spotlight insets. Two obscure double glazed windows to front and side aspects. Two piece suite comprising close coupled, dual flush w/c and pedestal mounted hand wash basin with chrome mixer tap. Radiator. Amtico flooring.

OPEN PLAN LIVING ACCOMMODATION COMPRISING:

LOUNGE/DINER 17' 9" x 16' 6" approx. (5.41m x 5.03m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to side aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN, with matching sidelights. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Amtico flooring.



KITCHEN 13' 1" x 6' 7" (3.99m x 2.01m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Range of modern base and eye level units with square edged working surfaces and matching upstands. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 4 ring gas hob, with glass splashback, extractor hood over and electric oven under. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Cupboard housing combi-boiler. Radiator. Amtico flooring.



FIRST FLOOR LANDING

Skimmed ceiling. UPVC double glazed window to side aspect. Built in storage cupboard. Radiator. Doors to:

BEDROOM ONE 12' 9" x 9' 9" approx. (3.89m x 2.97m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Bespoke built in drawer unit. Radiator. Door to:

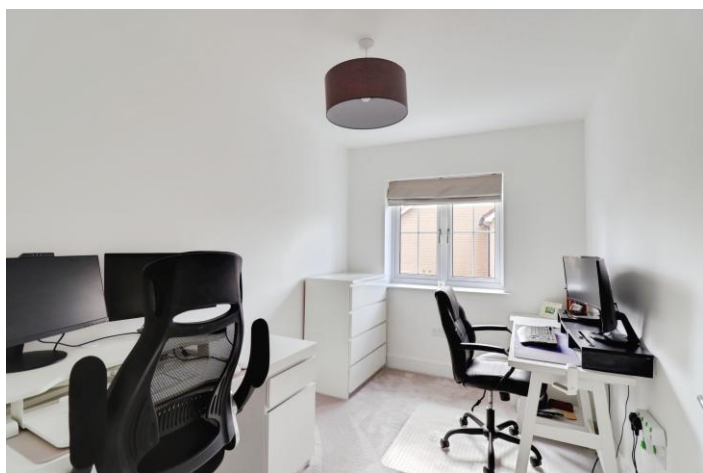


ENSUITE 7' 3" x 5' 8" (2.21m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to front aspect. Three piece suite comprising enclosed w/c, hand wash basin with chrome mixer tap and double shower cubicle. Chrome heated towel rail. Amtico flooring.

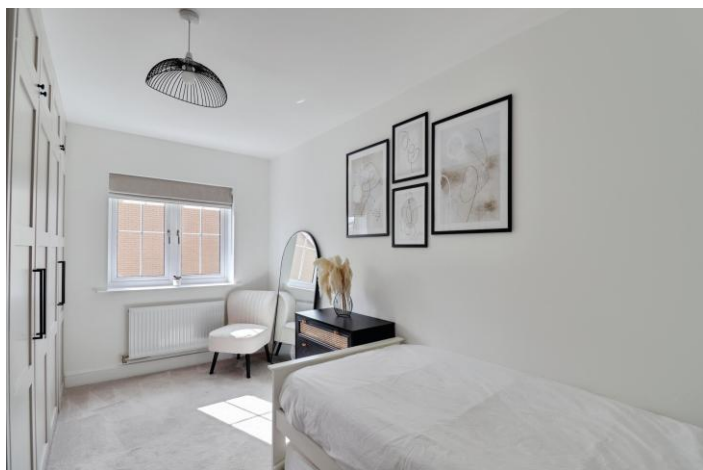
BEDROOM TWO 14' 6" x 8' 6" (4.42m x 2.59m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Range of built in wardrobes. Radiator.



BEDROOM THREE 10' 7" x 7' 7" (3.23m x 2.31m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to rear aspect. Radiator.



FAMILY BATHROOM 7' 1" x 6' 7" (2.16m x 2.01m)

Skimmed ceiling with spotlight insets. Three piece suite comprising enclosed w/c, hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Chrome heated towel rail. Wall mounted vanity unit. Amtico flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shingle flower bed and pathway to front door. Established flower beds with various shrubs. Gated side access.

The **REAR GARDEN** measures approx. 35' and is South backing. Commencing with porcelain paved patio and step up to lawn area. Feature LED lighting. Storage shed to remain. Fencing to all boundaries.

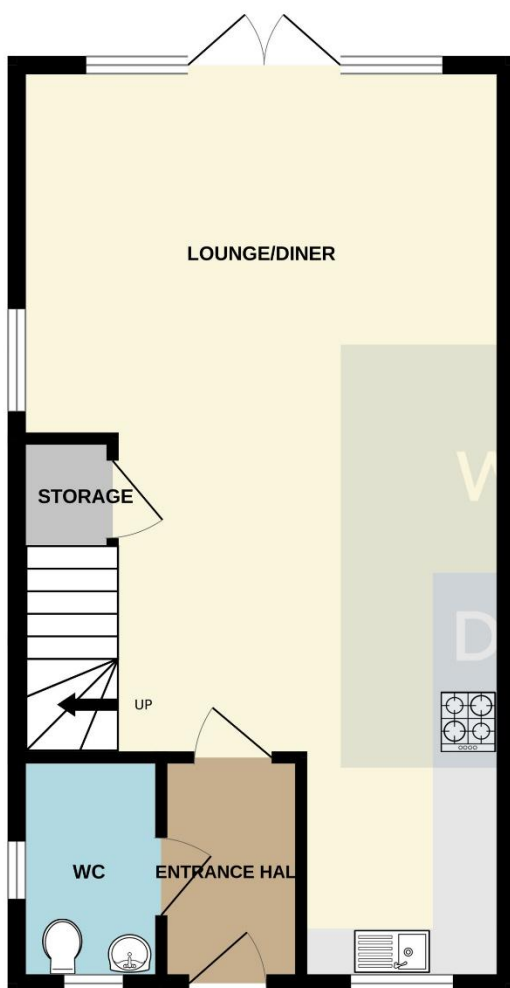
CAR PORT with off street parking for two vehicles.



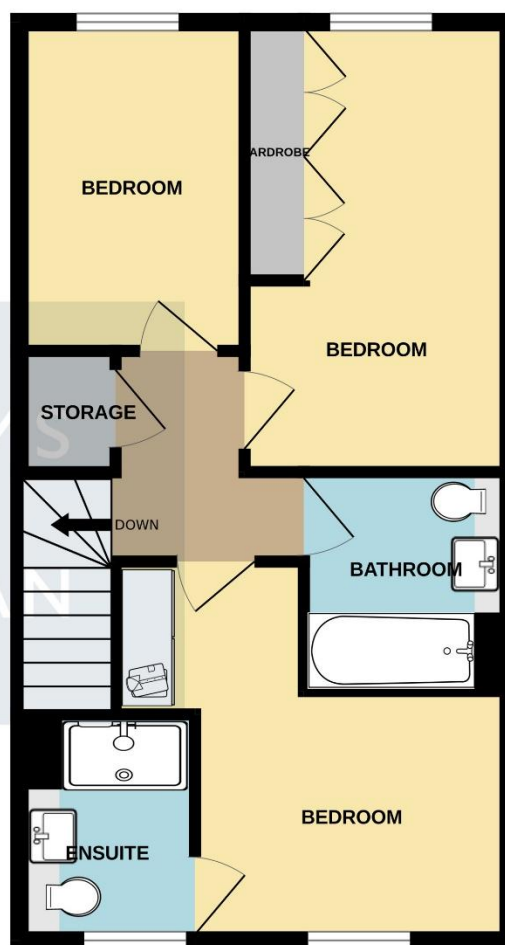
AGENT'S NOTE:

This property benefits from having solar panels, with full details of these to follow.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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