

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hedgehope Avenue, Rayleigh, SS6 9LS



Guide Price £425,000 - £450,000

Located in Hedgehope Avenue, this semi-detached house offers a spacious layout with three bedrooms, ideal for family living. The property sits on a large plot with potential for extension, subject to planning permission. Located just 0.6 miles to Rayleigh Station makes it convenient for commuters.

EPC rating: TBC

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Accommodation comprises:

Entrance Hall 11'7" x 6'9" (3.53m x 2.06m)

Enter via composite door. Stairs to first floor. Radiator. Vinyl flooring. Door to:



Lounge/Diner 26'7" x 11'10" (8.1m x 3.61m)

uPVC double glazed window to front aspect. Double glazed patio door to conservatory. Two radiators. Feature natural fuel fireplace.



Kitchen 12'1" x 8'1" (3.68m x 2.46m)

Skimmed ceiling with inset spotlights. uPVC double glazed windows to side aspect. Range of base and eye level units. Roll edge work surfaces. Inset one and a half sink/drain. Space for range cooker (to remain). Extractor fan above. Space for dishwasher (to remain). Vinyl flooring. uPVC double glazed door to:



Utility Room 7'5" x 7'2" (2.26m x 2.18m)

uPVC double glazed windows to rear and side aspects. uPVC double glazed door leading to rear garden. Space for washing machine and tumble dryer. Vinyl flooring. Door to:



Conservatory 11'1" x 7'2" (3.38m x 2.18m)

uPVC double glazed windows to rear aspect. uPVC double glazed door to lounge.

Landing

uPVC double glazed window to side aspect. Doors to:

Bedroom One 14'0" x 11'10" (4.27m x 3.61m)

uPVC double glazed window to front aspect. uPVC double glazed door to front leading to balcony. Radiator. Laminate wood flooring.



Bedroom Two 10'5" x 10'0" (3.18m x 3.05m)

uPVC double glazed window to rear aspect. Radiator. Laminate wood flooring.



Bedroom Three 9'3" x 6'9" (2.82m x 2.06m)

uPVC double glazed window to front aspect. Radiator.

Bathroom 8'0" x 6'5" (2.44m x 1.96m)

Skimmed ceiling with inset spotlights. uPVC obscured double glazed windows to rear and side aspects. Four piece white suite comprising panel bath with shower attachment. Hand wash basin. Concealed close coupled WC. Chrome heated towel rail. Fully tiled.

Exterior - Front

Large block paved driveway providing off road parking for up to four cars.

Rear Garden 70ft max (at widest point) x 65ft max depth

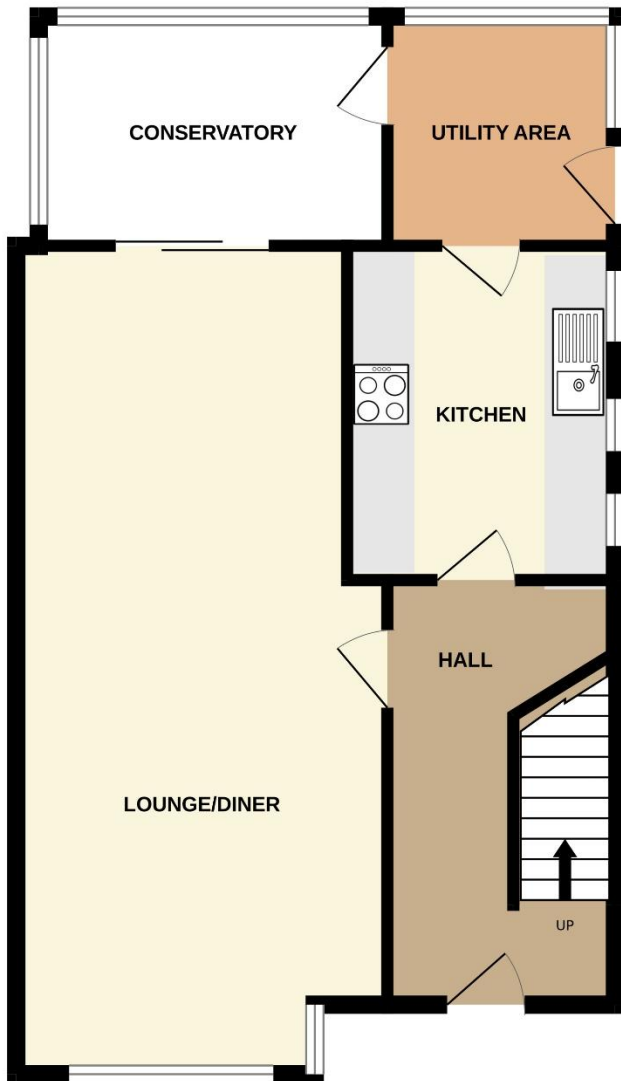
Commences with steps down to paved patio seating/bbq area. Step down to mainly laid lawn. Further patio area with pergola. Gated side access.



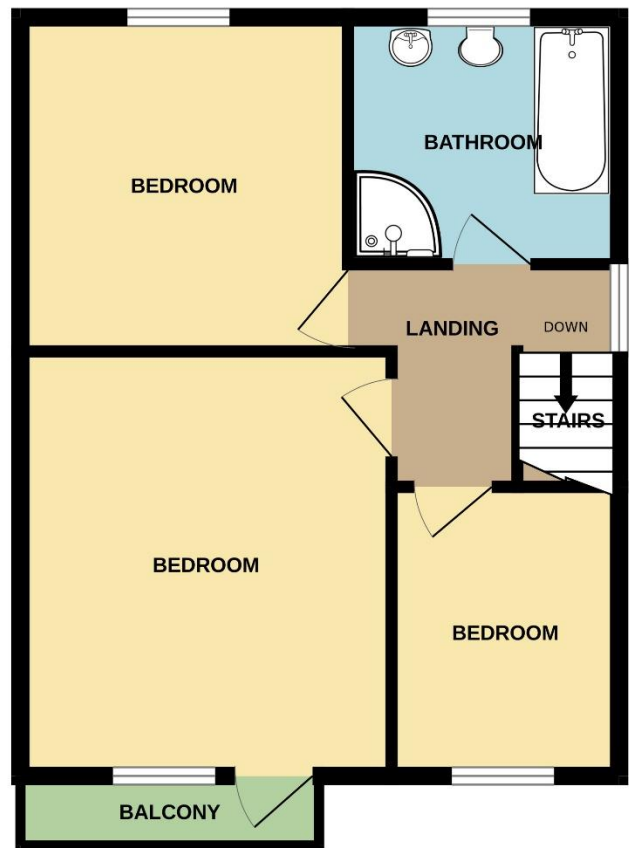
Double Garage 21'0" x 17'10" (6.4m x 5.44m)

Up and over door. Windows to side and rear. Power and lighting.

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.
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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.