



Connells  
FOR SALE

Connells

Downhall Park Way  
Rayleigh





## Property Description

GUIDE PRICE £575,000 - £600,000 - NO ONWARD CHAIN, Very well presented FOUR bedroom detached property, benefiting from entrance hallway, ground floor cloakroom, fitted kitchen, utility room, separate dining room, spacious open plan living area benefiting from two double French doors leading to landscaped rear garden, first floor, four well proportioned bedrooms, master bedroom benefiting from En-Suite shower room, separate fitted bathroom, large landing area with bespoke spindles, access to boarded loft space. Outside, Front garden, Landscaped rear enclosed garden with side pedestrian access and access to a large double garage with ample parking for two vehicles, private direct access driveway leading to double garage with remote control access. NO ONWARD CHAIN

## Entrance Hall

Access via door to front. Stairs to first floor accommodation. Understair storage cupboard. Doors to all rooms. Ceramic flooring.

## Ground Floor Cloakroom

Double glazed window. Two piece suite comprising of pedestal wash hand basin and low level flush W.C. Radiator.

## Lounge

23' 3" x 11' 1" ( 7.09m x 3.38m )

Two sets of double glazed French doors giving access to rear garden. Double glazed window. Feature fireplace. Two radiators. Moduleo flooring.

## Dining Room

11' x 9' 10" ( 3.35m x 3.00m )

Double glazed window. Radiator. Ceramic flooring.

## Kitchen

17' 9" x 11' 8" ( 5.41m x 3.56m )

Double glazed window. Kitchen is fitted with a range of wall mounted and base units, finished with granite worksurfaces, inset with sink/drain unit. Integrated oven, second oven with microwave and induction hob with extractor fan over. Integrated dishwasher and freezer.

## Utility Room

7' 2" x 5' 4" ( 2.18m x 1.63m )

Double glazed door giving access to rear garden. Wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. Space and plumbing for washing machine and tumble dryer.

## First Floor Landing

Stairs from entrance hall. Double glazed window. Radiator. Access to loft space.

## Bedroom One

16' 3" x 13' 1" ( 4.95m x 3.99m )

Double glazed window. Two fitted wardrobes. Radiator.

## En-Suite

Double glazed window. Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C. Radiator.

## Bedroom Two

11' 8" x 10' 2" ( 3.56m x 3.10m )

Double glazed window. Fitted wardrobe. Radiator.

## Bedroom Three

10' 2" x 10' ( 3.10m x 3.05m )

Double glazed window. Fitted wardrobe. Radiator.

## Bedroom Four

8' 7" x 7' 6" ( 2.62m x 2.29m )

Double glazed window. Radiator.

## Bathroom

Double glazed window. Three piece suite comprising of panel enclosed bath, wash hand basin and low level flush W.C.

## Front Garden

To the front and side of the property are established shrubs. and a shared driveway leading to the garage.

## Double Garage

The garage is accessed via a roller shutter door. There is a personal door to the rear giving access to the rear garden.

## Rear Garden

The rear garden commences with a patio area with a decorative Pergola. The remainder of the garden is mainly laid to lawn with established flower and shrub borders.

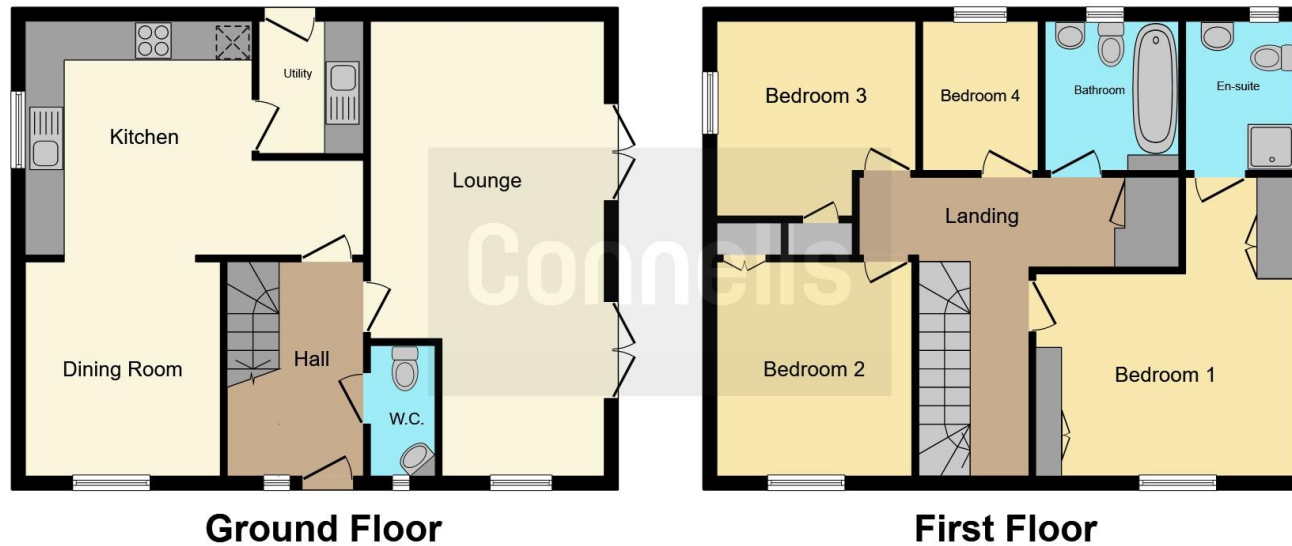












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**view this property online [connells.co.uk/Property/RAY308026](http://connells.co.uk/Property/RAY308026)**

**directions to this property:**

Sat Nav: SS6 9RP

**EPC Rating: C**

Tenure: Freehold



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