

## Tyms Way, Rayleigh, SS6 8DG



**Guide Price £900,000 - £925,000**

**\*\*\* LOCATION, LOCATION, LOCATION \*\*\***

**SITUATED IN A PRIVATE ROAD WITHIN WALKING DISTANCE TO MAINLINE RAILWAY STATION**

**\*\*\* NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED \*\*\***

Situated in one of Rayleigh's most prestigious locations within a private road is this stunning four double bedroom detached family home occupying a larger than average plot measuring approximately a quarter of an acre, with an elevated rear garden with far reaching views across Rayleigh. Offering a luxury open plan kitchen/breakfast room, two further reception rooms, en suite to master bedroom and double detached garage.

Within very close walking distance to High Street, Fitzwimarc Senior School as well as Edward Francis Primary School and Rayleigh main line railway station with links through to London, Liverpool Street. Also within priority catchment for selective education - boys and girls grammar schools in Southend and Westcliff.

Offered with **NO ONWARD CHAIN**. Our Ref: 18974.

Entrance via solid wood entrance door to entrance hall.

### ENTRANCE HALL

Karndeane wood effect flooring. Stairs to first floor accommodation with under stairs storage cupboard. Coving to plastered ceiling with inset spotlighting. Full height walk in storage cupboard housing wall mounted boiler.



### GROUND FLOOR WC

Obscure double glazed inset wash hand basin with vanity storage below and low level wc with concealed cistern. Karndeane wood effect flooring. Plastered ceiling with inset spotlighting. Radiator.



### LOUNGE/DINING ROOM 21' 3" x 14' 1" (6.48m x 4.29m)

Double glazed window to front aspect. Coving to plastered ceiling with inset spotlighting. Feature fireplace. French doors providing access to kitchen/breakfast room.





**KITCHEN/BREAKFAST ROOM 25' 11" max x 20' 2" max (7.9m x 6.15m)**

Two double glazed windows to rear aspect. Double glazed barn style door providing access to rear garden. French doors providing access to sitting room.



**Kitchen Area**

A comprehensive range of high gloss base and eye level units incorporating granite work surface with a one and a half inset sink drainer unit. Twin eye level NEFF electric oven. Separate gas hob with stainless steel extractor chimney above. Integrated NEFF dishwasher. High gloss housing for washing machine and tumble dryer. High gloss housing and casing for American style fridge freezer. Breakfast bar with granite work surface. Plastered ceiling with inset spotlighting. Karndean tiled flooring.



**Breakfast Area**

Custom fitted units providing entertainment area. Full height storage. Contemporary vertical radiator.



### SITTING ROOM 22' x 14' (6.71m x 4.27m)

Double glazed window to front aspect. Double glazed bi-folding doors providing access to rear garden. Glass roof lantern. Radiator. Fireplace. Coving to plastered ceiling with inset spotlighting.



### FIRST FLOOR LANDING

Feature window to side aspect.



### BEDROOM ONE 14' 6" x 14' 1" (4.42m x 4.29m)

Double glazed window to front aspect. Coving to plastered ceiling. Feature vertical radiator. Custom fitted bedroom furniture with full height storage cupboards and drawer storage. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower, inset wash hand basin with high gloss vanity storage below and low level wc. Wood effect flooring. Heated towel radiator. Plastered ceiling.







**BEDROOM TWO 14' 2" x 14' 1" (4.32m x 4.29m)**  
 Double glazed window to rear aspect. Coving to ceiling.  
 Radiator. Fitted wardrobes to one wall.



**BEDROOM THREE 12' 2" x 11' 10" (3.71m x 3.61m)**  
 Double glazed window to rear aspect. Coving to textured  
 ceiling. Radiator.



**BEDROOM FOUR 11' 10" x 7' 8" (3.61m x 2.34m)**  
 Double glazed window to front aspect. Coving to ceiling.  
 Radiator.



**FAMILY BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising free standing bath with wall mounted chrome mixer taps, tiled shower cubicle with thermostatic shower, inset wash hand basin with high gloss vanity storage surround and tiled splash back and low level wc. Contemporary vertical school radiator. Plastered ceiling with inset spotlighting. Wood flooring.





## EXTERIOR.

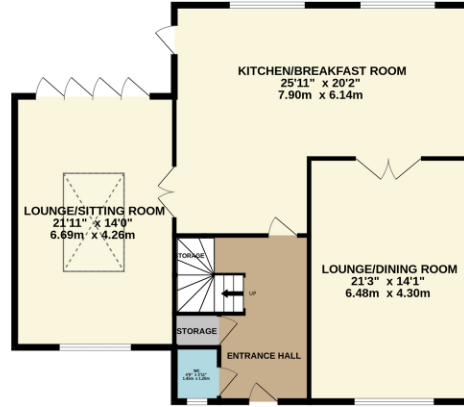
A **STUNNING REAR GARDEN** offering an envious elevated position with views across to Rayleigh. Commencing with large sweeping patio area with steps up to garden. Laid to lawn. A selection of mature flower and shrub borders. A selection of mature trees. **GREENHOUSE** to remain. **SHEDS** to remain.



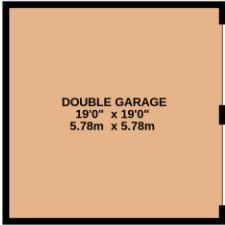
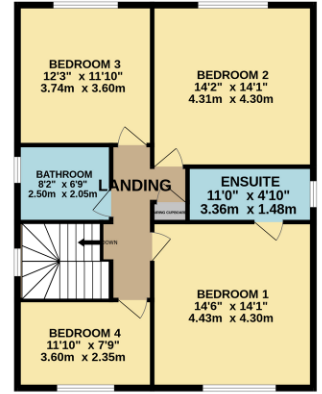
The **FRONT** has large sweeping driveway providing off street parking for several vehicles leading to **DETACHED DOUBLE PITCHED ROOF GARAGE** with twin up and over doors. Lawn area with mature trees. Set in one of the most delightful positions within the development with a wider than average frontage.



GROUND FLOOR  
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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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