

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Jofrema, Montefiore Avenue, Rayleigh, SS6 9QU



£1,500,000

We are delighted to bring to the market this detached chalet, set within a stunning 2.5 acre plot within the heart of Rayleigh.

With a private driveway leading to the property, it is set centrally within open lawn areas with a detached pool house and games room, double detached garage and further outbuilding. Within a short drive to all local amenities including golf club, local shops and schools.

Properties of this stature and plot size are rarely available in such a central location.

EPC Rating: TBC. Council Tax Band: G.

Viewing highly recommended. Our Ref: 19526.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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The property is approached via its own private driveway.

Steps up to veranda leading to double glazed obscure entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Tiled flooring. Coving to textured ceiling.



INNER LOBBY

Full height storage cupboard.

GROUND FLOOR SHOWER ROOM/WET ROOM

Obscure double glazed window to side aspect. A three piece suite comprising fully tiled shower area, wall mounted wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting.



SITTING ROOM 15' x 15' (4.57m x 4.57m)

Double glazed window to front aspect. Two feature double glazed windows to side aspect. Feature brick built fireplace. Radiator. Wood effect flooring. Coving to textured ceiling.



GROUND FLOOR BEDROOM 14' x 13' 5" (4.27m x 4.09m)

Double glazed bay window to front aspect. Radiator. Coving to textured ceiling.



STUNNING KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 18' 10" x 14' (5.74m x 4.27m)

Double glazed window to side and rear aspects. Double glazed door providing access to rear garden. A comprehensive range of modern Shaker style base and eye level units incorporating work surface with inset sink with chrome mixer tap. Extensive fitted full height storage cupboards to one wall. Integrated twin electric oven. Separate induction hob with inset extractor. Integrated full height fridge. Integrated full height freezer. Plumbing and space for washing machine and tumble dryer. Integrated dishwasher. Tiled flooring. Plastered ceiling with inset spotlighting. French doors providing access to lounge.



LOUNGE 23' 10" x 14' 3" (7.26m x 4.34m)

Double glazed window to side aspect. A twin set of double glazed French doors providing access to stunning rear gardens. Radiators. Coving to plastered ceiling.



SPACIOUS FIRST FLOOR LANDING

Double glazed Velux window to rear aspect. Eaves storage.



BEDROOM ONE 20' 10" max x 18' 2" (6.35m x 5.54m)

Double glazed window to side aspect. Fitted wardrobes to one wall. Radiator. Door to en suite.



EN SUITE

Velux window to rear aspect. A three piece suite comprising panelled bath with chrome mixer tap and telephone handset shower attachment, pedestal wash hand basin with chrome mixer tap and close coupled wc. Radiator. Part tiled walls. Wood effect flooring.



BEDROOM TWO 14' 4" x 13' 11" (4.37m x 4.24m)

Double glazed window to front aspect. Radiator. Wood effect flooring.



BEDROOM THREE 10' 9" x 8' 1" (3.28m x 2.46m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with centralised taps and telephone handset shower attachment, inset wash hand basin with vanity storage below and close coupled wc. Access to airing cupboard. Part tiled walls. Tiled flooring.



EXTERIOR.

As previously mentioned the property sits on a stunning 2.5 acre plot with a vast array of mature shrubs and trees offering seclusion to all boundaries having been maintained to a very high standard providing useable space across all acreage.

The property is accessed via a private driveway leading to a substantial area providing off street parking.



POOL HOUSE AND GAMES ROOM

GAMES ROOM 25' 11" x 17' 6" (7.9m x 5.33m)

Double glazed windows to side and front aspects. Power and lighting. Door providing access to WC. Door providing access to **BOILER ROOM**.

POOL HOUSE 33' 10" x 19' 11" (10.31m x 6.07m)

Double glazed window to side and rear aspects. Double glazed French doors. Power and lighting.

HEATED SWIMMING POOL

Tiled surround.

Door to **CHANGING ROOM**



DETACHED DOUBLE GARAGE 23' 7" x 17' 6" (7.19m x 5.33m) with up and over door to front. Power and lighting. Door and window to rear aspect.

OUTBUILDING 18' 1" x 12' 2" (5.51m x 3.71m)

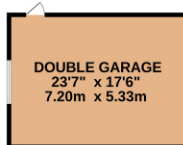
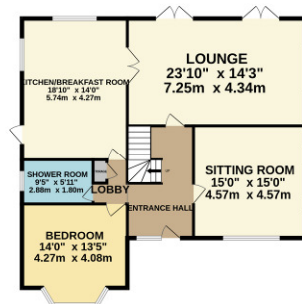
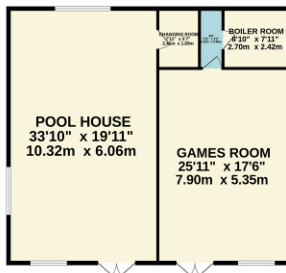
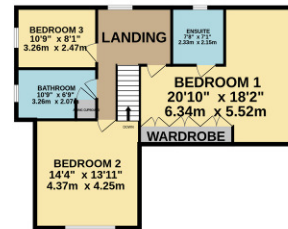
Double glazed French doors.





GROUND FLOOR
3115 sq.ft. (289.4 sq.m.) approx.

1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 3936 sq.ft. (365.7 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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