

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sandy Lodge, Hambro Hill, Rayleigh, SS6 8DJ



Guide Price:
£580,000 - £600,000

Occupying a substantial plot measuring 210ft deep by 52ft wide, in a sought after location is this impressive three/four bedroom detached family home requiring modernisation throughout. With spacious living accommodation with kitchen/conservatory, ground floor office/bedroom and double garage. Within walking distance to all local amenities including high street, schools and mainline railway station.

Council Tax Band: F. EPC Rating: D.
NO ONWARD CHAIN. Our Ref: 19347.

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Entrance via uPVC entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Coved cornice to plastered ceiling.



LOUNGE 21' 6" x 21' 6" (6.55m x 6.55m)

Double glazed window to front aspect. Two double glazed windows to rear aspect. Double glazed door providing access to rear garden. Brick built fireplace (incorporating a piece of stone from "London Bridge"). Wood cladded walls. Wood cladded ceiling. Radiators.



BEDROOM FOUR 10' 10" x 10' 9" (3.3m x 3.28m)

Double glazed window to front aspect. Radiator. Coved cornice to plastered ceiling.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising shower, inset wash hand basin and close coupled wc. A range of low level and high level cabinets. Radiator. Tiled walls. Laminate flooring.



KITCHEN 12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated double oven. Electric hob. Small integrated dishwasher. Integrated washing machine. Cupboard housing boiler. Laminate flooring. uPVC double glazed window and door to conservatory.



CONSERVATORY 10' 10" x 5' 10" (3.3m x 1.78m)

uPVC double glazed windows to all aspects. uPVC double glazed door providing access to rear garden. Continuation of laminate flooring. Radiator.



FIRST FLOOR LANDING

Cupboard housing water tank and eaves storage.

BEDROOM ONE 14' 3" x 13' 9" (4.34m x 4.19m)

Double glazed window to side aspect. Built in wardrobes. Radiator. Access to loft which is boarded.



BEDROOM TWO 13' 10" x 12' 8" (4.22m x 3.86m)

Double glazed window to side aspect. Radiator.



BEDROOM THREE 11' 1" x 10' (3.38m x 3.05m)

Double glazed window to front aspect. Radiator.



SEPARATE WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin and close coupled wc. Radiator.

EXTERIOR

The **REAR GARDEN** is north east facing and measures approximately 140ft deep x 52ft wide (42.67m x 15.85m) commencing with a two tiered patio area with brick built wall. Laid to lawn. Shed. Shrubs and trees to the rear boundary.



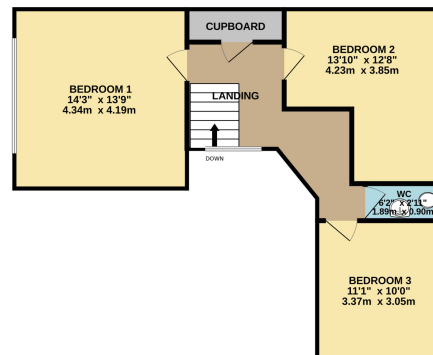
The **FRONT** is set back from the road with a large driveway leading to integral garage. Large lawn area. Established shrubs and trees.

INTEGRAL GARAGE 32' 6" x 12' (9.91m x 3.66m) with electric up and over doors. Power and lighting. Meters. Two small windows and door to side aspect.

GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1871 sq.ft. (173.8 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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