

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Alexandra House, 42 Alexandra Road, Rayleigh, SS6 8HS



£895,000

Built Circa 1900, Alexandra House boasts many fine, original features making it one of the most unique properties in the local area. The property benefits from over 3000 sq.ft of accommodation which includes five bedrooms, three reception rooms, luxury fitted kitchen, detached games room, situated on an exceptional plot measuring 1/4 acre with landscaped, SOUTH FACING rear garden.

EPC Rating: tbc.

Viewing highly advised. Our Ref 19082

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance door to

ENTRANCE LOBBY

Double glazed window to the side aspect. Radiator.

SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Corner wash hand basin with tiled splash back. Corner shower cubicle with sliding glass doors and electric shower. Tiled floor. Chrome heated towel radiator.



ENTRANCE HALL

Double glazed bay window to the front aspect, with window seat. Stairs to first floor accommodation. Alarm system servicing the house and outbuildings. Under stairs storage cupboard. Built-in bookshelves. Wood flooring. Radiator.



SITTING ROOM 15' 4" x 12' 3" (4.67m x 3.73m)

Double glazed bay window to the front aspect. Further double glazed window to the front aspect. Feature brick fireplace with cast iron surround. Radiator.



INNER HALLWAY

DINING ROOM 11' 5" x 10' 5" (3.48m x 3.18m)

Serving hatch to kitchen. Radiator. Archway to



DINING EXTENSION 10' x 6' 6" (3.05m x 1.98m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Radiator.



LOUNGE 21' 9" x 15' 4" (6.63m x 4.67m)

Double glazed window to the side aspect. Double glazed French doors, with adjacent windows, providing access to rear garden with exterior, remote controlled, electric awning over. Feature brick fireplace with inset log burner. Amtico flooring. Radiators.

LUXURY KITCHEN 23' 2" x 10' 9" (7.06m x 3.28m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Bespoke quality fitted base and eye level units. Quartz work surfaces. Inset, recess Ceramic sink with work surface drainer. Space for Range cooker with extractor hood above. Built-in microwave. Integrated dish washer. Housing providing space for American style fridge/freezer. Under unit lighting. Bespoke, built-in breakfast table and bench. Porcelain tiled flooring.



UTILITY ROOM 6' 11" x 5' 6" (2.11m x 1.68m)

Double glazed window to the side aspect. Base and eye level units. Square edge work surfaces. Inset sink drainer unit. Tiled splash back. Space for washing machine. Space for tumble dryer. Wall mounted boiler.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation. Airing cupboard. Built-in bookshelves. Radiator.

BEDROOM ONE 19' 9" x 15' 6" (6.02m x 4.72m)

Double glazed window to the rear aspect. Bespoke fitted wardrobes to one wall incorporating dressing table and overhead units. Radiator.



EN SUITE 11' 7" x 7' 9" (3.53m x 2.36m)

Double glazed Velux window, with blind, to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Tiled panelled bath with chrome taps and hand-held shower attachment. Eaves access to boiler. Tiled floor. Part tiled walls. Radiator.



BEDROOM TWO 15' 4" x 11' 6" (4.67m x 3.51m)

Double glazed window to the front aspect. Built-in wardrobe. Wood effect floor. Radiator.



BEDROOM FOUR 15' 4" x 8' 9" (plus door recess) (4.67m x 2.67m)

Double glazed window to the rear aspect. Built-in double wardrobe. Radiator.



BEDROOM FIVE / STUDY (L SHAPED) 12' 4" max x 10' 2" max (3.76m x 3.1m)

(currently being used as a twin study)

Double glazed window to the front aspect. Double glazed window to the side aspect. Built-in desk. Radiator.



LUXURY FAMILY BATHROOM 12' 3" x 9' 7" (3.73m x 2.92m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset 'His & Hers' wash hand basins with chrome taps, Marble work top, storage below and LED light-up mirrors above. Free standing roll top bath with chrome mixer tap, handheld shower attachment and chrome feet. Enclosed double shower cubicle with sliding glass door and Rainfall shower head over. Tiled floor. Part tiled walls. Old 'School' radiators incorporating heated towel rails.



SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM THREE 23' 2" x 11' 3" (7.06m x 3.43m)

Double glazed windows, with blinds, to the rear aspect. Large built-in storage cupboard. Access to hot water tank and pumps. Eaves storage. Radiators.



BATHROOM 11' 3" x 5' (3.43m x 1.52m)

Double glazed Velux window, with blind, to the rear aspect. WC with low level cistern. Inset wash hand basin with storage below. Tiled panelled bath with chrome bath taps and handheld shower attachment. Eaves storage. Wood effect floor. Chrome heated towel rail.



EXTERIOR

The **LANDSCAPED SOUTH FACING REAR GARDEN** measures approximately 90' (27.43m) and commences with substantial patio with pagoda, providing ample space for table and chairs/seating. Laid lawn. Established range of flowers and shrubs. Exterior tap. Exterior power sockets. **SHEDS**, to remain. Double electric gates to the rear providing access to Bull Lane.





DETACHED PITCHED ROOF GAMES ROOM (formerly double garage) 18' 11" x 16' (5.77m x 4.88m) with double glazed door to the side, two sets of French doors, loft hatch to ample storage area, own fuse box providing power and light.



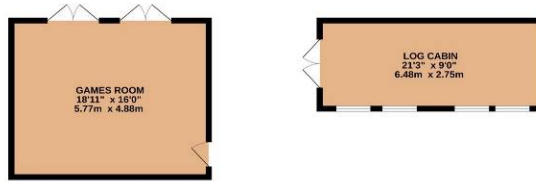
LOG CABIN 21' 3" x 9' (6.48m x 2.74m) with double opening doors, windows over looking garden, power and light.



The **FRONT** has In & Out access, brick wall to front boundary and large **impressive block paved driveway of approximately 85' (25.91m)** with block paved area providing parking for seven to eight vehicles. Exterior taps. Exterior power sockets. Laid lawn with established flowers and shrubs and original, circa 1900 Well.



OUTBUILDINGS
495 sq.ft. (46.0 sq.m.) approx.



GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.5 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 3039 sq.ft. (282.3 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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