

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Mortimer Road, Rayleigh, SS6 9NU



£525,000

Situated in a sought after location is this stunning four double bedroom cottage benefiting from having many fine original features and offering spacious accommodation throughout, en suite to master bedroom, a rear garden measuring approximately 90ft with large outbuilding and own driveway providing off-street parking. Within walking distance to local amenities. Properties of this age and character are rarely available and viewings are very much advised.

Council Tax Band: C. EPC Rating: D.  
Our Ref 19716

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

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Entrance via Countrystyle entrance door to

**SITTING ROOM 16' 10" x 12' 1" (5.13m x 3.68m)**

Double glazed bay sash window to the front aspect. Feature bay window seat. Brick built fire place with contemporary tiled hearth, open fire and chimney. Wood flooring. Textured ceiling. Contemporary radiator. Sliding Oak door to Cloakroom/WC.



**GROUND FLOOR UNDER STAIRS CLOAKROOM/WC**

WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Contemporary tiled floor.



**LOBBY AREA**

Stairs to first floor accommodation. Open through to Dining Room.

**DINING ROOM 12' 1" x 9' 3" (3.68m x 2.82m)**

Original Parquet wood flooring. Feature fireplace with tiled hearth and Log Burner. Feature beams to ceiling. Radiator. Door to Kitchen. Open plan through to Lounge.



**LOUNGE 12' 1" x 11' 5" (3.68m x 3.48m)**

Double glazed window to the side aspect. Original Parquet wood flooring. Feature beams to ceiling. Radiator. Double glazed patio doors providing access to Conservatory.



**KITCHEN 12' 1" x 7' 10" (3.68m x 2.39m)**

Double glazed window to the rear aspect. Double glazed window to the Conservatory. Base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Tiled splash backs. Integrated oven. Inset gas hob. Space for dish washer etc. Tiled floor.



**CONSERVATORY 13' 1" x 10' 3" (3.99m x 3.12m)**

Vaulted Oak slated ceiling with feature Oak trusses. Double glazed Velux windows. Floor to ceiling double glazed windows to rear aspect. Double glazed patio doors providing access to rear. Tiled floor. Hardwood door to Kitchen.



## FIRST FLOOR ACCOMMODATION

### LANDING

Doors to rooms.

### BEDROOM ONE 12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed sash window to the rear aspect. Plastered ceiling. Radiator.



### BEDROOM TWO 12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed sash window to the front aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



### BEDROOM THREE 11' 5" x 9' (3.48m x 2.74m)

Double glazed sash window to the front aspect. Plastered ceiling. Radiator.



### LUXURY EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Wash hand basin with chrome mixer tap and tiled splash back. Double walk-in shower cubicle with full height glass screen and thermostatic shower. Contemporary tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



#### **BEDROOM FOUR 11' 5" x 9' 5" (3.48m x 2.87m)**

Double glazed window to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



#### **LUXURY FITTED CONTEMPORARY BATHROOM**

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Free standing roll top bath with chrome claw feet, central chrome mixer tap and telephone handset shower attachment. Fully tiled shower cubicle with thermostatic shower. Part Brick tiled walls. Contemporary tiled floor. Plastered ceiling. Inset spot lights. Heated towel radiator.



## EXTERIOR

The **REAR GARDEN** measures approximately 90' (27.43m) and commences with patio leading to laid lawn. Selection of matures flowers, shrubs and trees. Shingle and slab pathway leading to rear of garden with further patio area, providing the perfect outdoor entertainment and seating space. Gate providing access to the front.



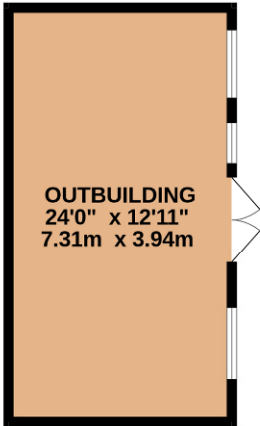
**DETACHED GARDEN CABIN 24' x 12' 11"** (7.32m x 3.94m) fully insulated and with double glazed windows, double glazed French doors opening to rear patio area, power and lighting and wood effect flooring ideal for games room, gym or office space.



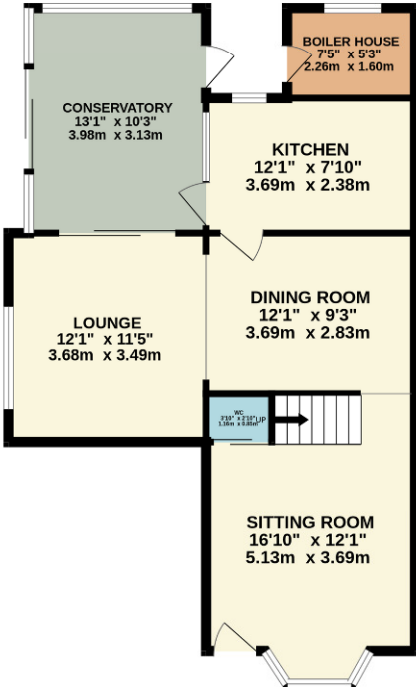
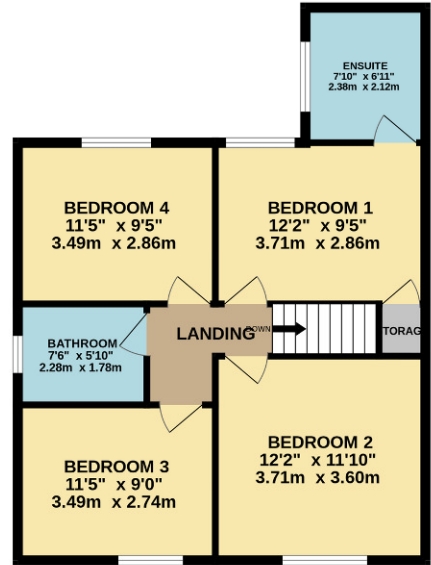
The **FRONT** has wrought iron railings, flower and shrubs and own cobble block paved driveway providing off-street parking leading to **CAR PORT**.



GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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