

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Upper Lambricks, Rayleigh, SS6 8BP



Guide Price:
£450,000 - £475,000

Situated in a sought after position and occupying an elevated plot with far reaching views across Rayleigh is this spacious three bedroom detached family home with attached garage, sweeping in and out driveway providing off street parking for several vehicles, rear garden measuring approximately 70ft. Offering potential for extension to side and rear aspects, subject to the usual planning consents. Within walking distance to Rayleigh mainline railway station, High Street and local primary and secondary schools, including Edward Francis, Fitzwimarc and Sweyne. No onward chain.

Council Tax Band: D. EPC Rating: TBC.

Viewing advised. Our Ref: 19756.

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Accommodation comprises:

Entrance via uPVC double glazed entrance to **ENTRANCE PORCH**. Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin and low level wc.

SITTING ROOM 11' 3" x 8' 2" (3.43m x 2.49m)

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



KITCHEN/BREAKFAST ROOM 17' 1" x 13' 11" (5.21m x 4.24m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset one and a half stainless steel sink drainer unit. Space for freestanding cooker with extractor above. Space and plumbing for appliances. Wall mounted boiler. Double glazed door to side returning through to lounge.



LOUNGE 17' 6" x 10' 7" (5.33m x 3.23m)

Double glazed window to front aspect. Feature fireplace. Coving to textured ceiling. Warm air heating vent.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM ONE 14' 1" x 10' 7" (4.29m x 3.23m)

Double glazed window to front aspect. Warm air heating vent.



BEDROOM TWO 13' 5" x 10' 7" (4.09m x 3.23m)

Double glazed window to rear aspect. Coving to ceiling. Warm air heating vent.



BEDROOM THREE 10' 2" x 6' 6" (3.1m x 1.98m)

Double glazed window to front aspect. Coving to textured ceiling. Warm air heating vent.



SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Tiled walls. Wood effect flooring.



EXTERIOR.

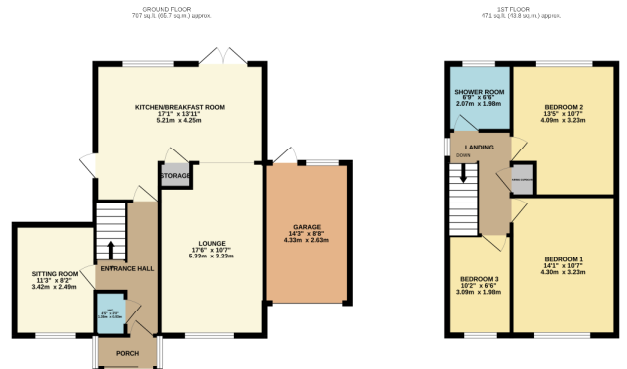
AN ELEVATED REAR GARDEN measuring approximately 70ft (21.34m) commencing with block paved patio area with steps down to garden. Laid to lawn. A selection of mature flower and shrub borders. Further area to rear of garden which can be accessed via partitioned fencing currently a wild garden/woodland area. Door to garage.



The **FRONT** has own sweeping in and out driveway providing off street parking for several vehicles leading to **GARAGE** with up and over door. Lawn area.

Agents Note:

The property offers potential for extension to the side and rear, subject to the usual planning consents.



TOTAL FLOOR AREA: 1178 sq ft (109.5 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained in this floor plan, the Seller does not warrant the accuracy of the measurements or the area of the property. The Seller is not responsible for any errors or omissions in this floor plan. The Seller is not responsible for any errors or omissions in this floor plan. The Seller is not responsible for any errors or omissions in this floor plan.

Consumer Protection from Unfair Trading Regulations 2008.

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