

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Link Road, Rayleigh, SS6 8AF



Guide Price £475,000 - £500,000

Situated in a popular location, offering views over Rayleigh, is this extended, well maintained, three good size bedrooms, semi-detached family home benefiting from having spacious lounge, separate dining room, approximately 80ft rear garden, ample parking, carport and detached garage. Within the catchment area to Fitzwimarc Senior & Sixth Form and Edward Francis Primary Academies and close to local shops and mainline railway station.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: tbc.

Our Ref 15677

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

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



Entrance via double glazed door to

ENTRANCE PORCH

Double glazed windows to front and side aspects. Tiled floor. Spot lights. Double glazed door to

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Wash hand basin.

LOUNGE 19' x 17' 7" (5.79m x 5.36m)

Double glazed window to the side aspect. Double glazed patio doors providing access to rear garden. Feature fireplace. Coving to ceiling. Radiator.



DINING ROOM 12' x 9' 9" (3.66m x 2.97m)

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



KITCHEN 12' x 8' 10" (3.66m x 2.69m)

Double glazed window to the side aspect. Double glazed door providing access to the side. Range of Maple base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit with mixer tap. Integrated NEFF electric oven. Ceramic electric hob with extractor hood over. Tiled splash backs. Space for washing machine. Integrated dish washer. Integrated fridge/freezer.



FIRST FLOOR ACCOMMODATION

LANDING

Access to loft.

BEDROOM ONE 18' 9" x 10' 2" (5.72m x 3.1m)

Double glazed window to the rear aspect. Range of built-in wardrobes to one wall with matching drawers and bedside cabinets. Coving to ceiling. Radiator.



BEDROOM TWO 12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed window to the front aspect. Fitted wardrobes with dresser unit. Coving to ceiling. Radiator.



BEDROOM THREE 12' 11" x 7' 6" (3.94m x 2.29m)

Double glazed window to the front aspect. Fitted wardrobes. Coving to ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. inset wash hand basin with vanity storage below. Panelled bath with shower attachment. Separate walk-in shower enclosure. Tiled walls. Inset spot lights. Heated towel rail.



SEPARATE FIRST FLOOR WC

Obscure double glazed window to the side aspect. WC with low level cistern. Tiled walls.

EXTERIOR

The **REAR GARDEN** measures approximately **80' (24.38m)** and commences with patio area leading to laid lawn. Selection of established flower and shrubs beds. Fruit trees. **TIMBER SHED** and **GREENHOUSE** to remain. Exterior lighting. Exterior power points. Exterior tap. Gate providing access to front.



The **FRONT** has own block paved driveway providing ample off-street parking leading to **CARPORT and DETACHED GARAGE** with Up & Over door, power and lighting, window and personal door to side.

Agents Note:

*There is additional eaves storage on the first floor.
The boiler is 10+ years old but has been serviced every year.*



TOTAL FLOOR AREA: 1283 sq. ft. (119.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the information contained herein, measurement of items, contents, areas and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This is not to be construed as a guarantee of accuracy. The information is provided for your information only and is not intended to constitute an offer of any financial product. It is not intended to be used as a basis for investment decisions. Please contact your agent for further information. Map as at 1/20/2024

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.