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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 96 Daws Heath Road, Rayleigh, SS6 7RQ



Guide Price:  
£425,000 - £450,000

Situated in the heart of Rayleigh in a much sought after location within a short walk to High Street, Wyburns Primary School and Fitzwimarc Senior School and Sixth form, with a 75ft south facing rear garden, with potential for further extension to side and rear, is this character bay fronted 1930s style four bedroom semi detached family home.  
No onward chain. Viewing highly recommended. Our Ref: 19511.

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

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Entrance via hardwood glazed entrance door to entrance hall.

#### ENTRANCE HALL

Double glazed window to front aspect. Feature stained glass window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard. Picture rail. Radiator. Plastered ceiling.



#### SITTING ROOM 14' 1" x 12' (4.29m x 3.66m)

Double glazed stained glass bay window to front aspect. Feature fireplace with inset fire. Radiator. Coving to ceiling.



#### LOUNGE 12' x 11' 9" (3.66m x 3.58m)

Feature fireplace with inset fire. Custom built in storage. Radiator. Coving to ceiling. Open plan through to dining room.

#### DINING ROOM 10' 9" x 9' 2" (3.28m x 2.79m)

Large double glazed window overlooking rear garden. Radiator. Coving to plastered ceiling. Door providing access to kitchen.



#### KITCHEN 18' 5" x 5' 11" (5.61m x 1.8m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. Door returning to hall way. A range of base and eye level units incorporating wood effect roll top work surface with a one and a half inset stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Space and plumbing for appliances. Pantry cupboard. Radiator. Tiled splash backs. Wood effect flooring. Plastered ceiling.





### FIRST FLOOR LANDING

Feature double glazed stained glass window to side aspect. Picture rail. Plastered ceiling.

### SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled corner shower cubicle with electric shower, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Plastered ceiling with inset spotlighting.



### BEDROOM ONE 12' 1" x 12' (3.68m x 3.66m)

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



### BEDROOM TWO 12' x 11' 9" (3.66m x 3.58m)

Double glazed window to rear aspect. Fitted storage cupboard. Picture rail. Radiator. Stairs leading to loft room/bedroom.



### BEDROOM THREE 8' x 5' 11" (2.44m x 1.8m)

Double glazed window to front aspect. Picture rail. Radiator. Plastered ceiling.





### LOFT ROOM/BEDROOM 15' x 11' 9" (4.57m x 3.58m)

Double glazed windows to side and rear aspects providing far reaching views across Rayleigh. Electric storage radiator. Access to loft space.



### EXTERIOR.

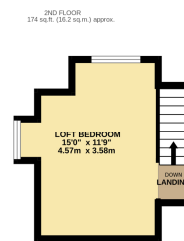
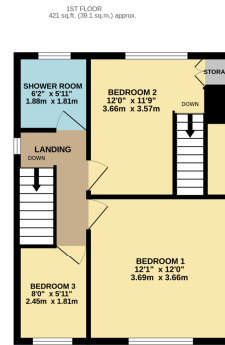
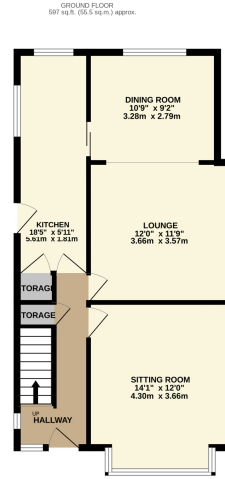
A SOUTH FACING REAR GARDEN measuring approximately 75ft (22.86m) commencing with spacious side patio area leading to further patio area. Laid to lawn. With a vast selection of mature shrub and tree borders. Further hardstanding area to rear leading to **OWN DRIVEWAY** and **DETACHED GARAGE** with up and over door. Double opening gates at rear leading to garage with off street parking. Double gates providing access to the front.



The **FRONT** has own driveway providing off street parking. With mature shrub and tree borders. Picket fencing.

### Agents Note:

Offering the potential for further extension to side and rear aspects, subject to the usual planning consents.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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