

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Victoria Road, Rayleigh, SS6 8EL



**Guide Price:
£900,000**

Situated in one of Rayleigh's most sought after locations, within a stone's throw of Fitzwimarc Sixth Form Academy as well as Edward Francis Primary School and Fairview Park. Only a short stroll to Rayleigh mainline railway station and High Street, is this stunning four double bedroom detached Byford built executive family home having been improved by the current owners to a very high specification throughout. Having stunning open plan versatile accommodation to ground floor, en-suite wet room, luxury bathroom, rear garden measuring approximately 90ft with large custom built garden lodge and own driveway providing off street parking for several vehicles.

An internal viewing is highly recommended.

Council Tax Band: F. EPC Rating: TBC. Our Ref: 19718.

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Accommodation comprises:

Entrance via hardwood entrance door to entrance hall.

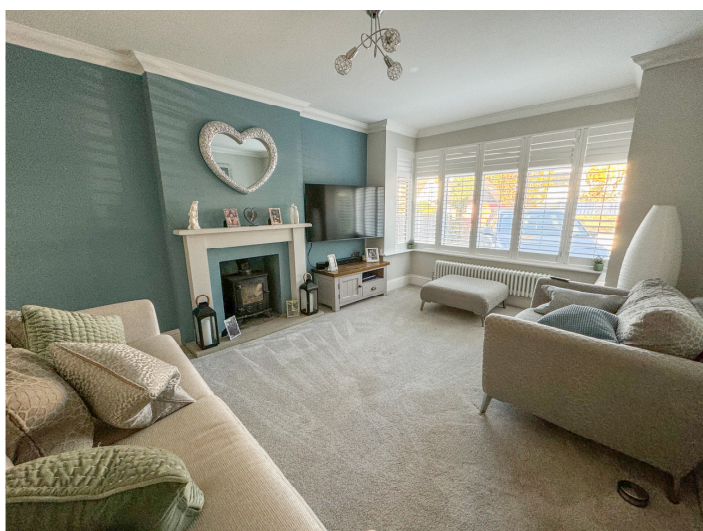
SPACIOUS ENTRANCE HALL

Double glazed window with custom fitted shutters to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling. Door to lounge.



LOUNGE 15' 5" x 11' 6" (4.7m x 3.51m)

Double glazed bay window with custom fitted shutters to front aspect. Feature fireplace with inset log burner. Contemporary radiator. Coving to plastered ceiling.



OPEN PLAN KITCHEN/FAMILY ROOM 25' 8" x 21' 7" (7.82m x 6.58m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden.

KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating granite work surface with inset sink drainer unit. Integrated twin eye level NEFF electric oven. Island unit with induction hob with ceiling mounted extractor. Integrated appliances. Granite upstand with tiled splash back. Coving to plastered ceiling with inset LED spotlighting and inset ceiling speakers. Doors to utility room. Open plan to lounge area.



LOUNGE AREA

Inset TV within media wall with integrated surround speakers. Radiator. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting and inset ceiling speakers. Open plan through to sitting room.



UTILITY ROOM 7' x 5' 7" (2.13m x 1.7m)

Double glazed door providing access to side aspect. Base and eye level high gloss units incorporating work surface. Space and plumbing for appliances. Wood effect flooring. Door to ground floor wc.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising table top wash hand basin with high gloss vanity storage below and back to wall wc. Double opening storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling.



SITTING ROOM (L-SHAPED) 21' max x 15' max (6.4m x 4.57m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Contemporary radiator. Wood effect flooring. Plastered ceiling with inset spotlighting. Oak French doors providing access to snug.



STUDY 8' 4" x 5' 5" (2.54m x 1.65m)

Fitted office furniture. Door providing access to garage.

SNUG 12' x 8' 4" (3.66m x 2.54m)

Radiator. Wood effect flooring. Coving to plastered ceiling. Door returning through to kitchen/family room. Door to study.



FIRST FLOOR LANDING

Double glazed window to side aspect. Coving to plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising freestanding roll top bath with centralised chrome taps and telephone handset attachment, walk in shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Heated towel radiator. Part tiled walls. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



BEDROOM ONE 19' 8" max x 14' 7" max (5.99m x 4.44m)

Double glazed window to rear aspect. Double glazed French doors opening inwards to Juliet balcony. Large walk in his and hers wardrobes. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising large walk in shower with full height shower screen and thermostatic shower, pedestal wash hand basin and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Coving to plastered ceiling.



BEDROOM TWO 15' 3" x 13' 5" (4.65m x 4.09m)

Double glazed window to front aspect. Eaves storage cupboard. Over stairs storage cupboard. Radiator. Coving to plastered ceiling.



BEDROOM THREE (L-SHAPED) 14' 4" x 11' 8" (4.37m x 3.56m)

Double glazed windows with custom fitted shutters to front and side aspects. Built in bedroom furniture. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 11' x 9' (3.35m x 2.74m)

Double glazed window with custom fitted shutters to rear aspect. Radiator. Coving to plastered ceiling.



EXTERIOR.

The **STUNNING REAR GARDEN** measures **approximately 90ft (27.43m)** commencing with patio area in turn leading to garden. Laid to lawn. A selection of mature flower, shrub and tree borders. **HOT TUB** to remain. Paved pathway to rear of garden leading to further outdoor seating area.



LARGE CUSTOM BUILT LOG CABIN/GARDEN LODGE 26' x 15' 6" (7.92m x 4.72m)

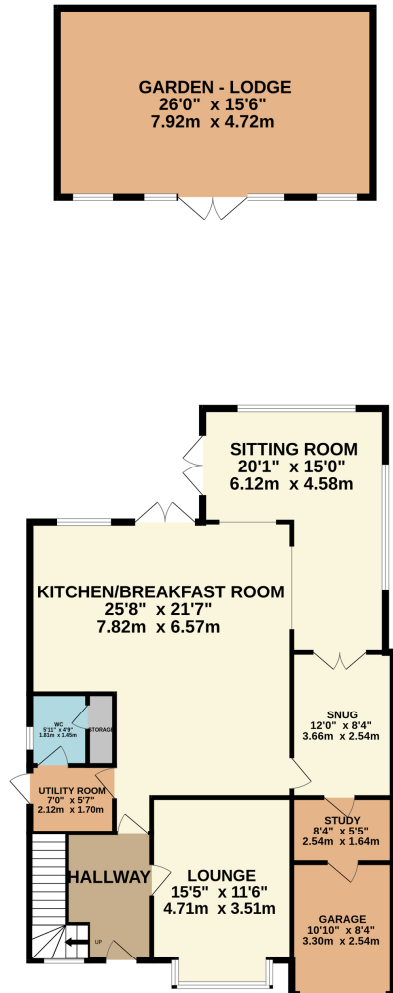
Double glazed windows to front aspect. Double glazed French doors. Wood effect flooring. Plastered ceiling with inset LED spotlighting and built in ceiling speakers. Feature bar area with tiled surround. Door to **STORAGE/SHED**.



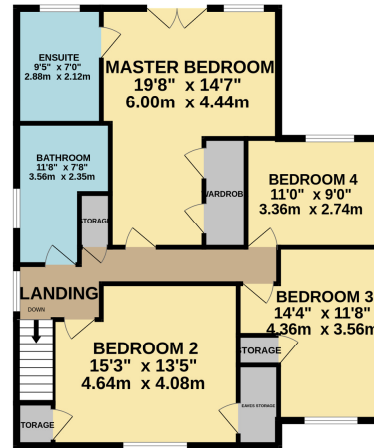
The **FRONT** has own driveway providing off street parking for several vehicles leading to **GARAGE 10' 10" x 8' 4" (3.3m x 2.54m)** with up and over door.



GROUND FLOOR
1655 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2627 sq.ft. (244.0 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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