

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cotswold Avenue, Rayleigh, SS6 8AN



£325,000

Situated in the heart of Rayleigh, within walking distance to mainline railway station with links to London, Liverpool Street as well as Rayleigh High Street and local schools including Fitzwimarc and Sweyne Senior and Sixth Form Academies and Edward Francis Primary School, is this three bedroom semi detached chalet requiring some modernisation throughout, with master bedroom to first floor with en suite shower and a secluded rear garden measuring approximately 50ft.

No onward chain. Council Tax Band: D. EPC Rating: TBC.

Viewing recommended. Our Ref: 19664.

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Accommodation comprises:

To the side of the property there is a uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

LOUNGE 15' 8" x 12' 5" (4.78m x 3.78m)

Double glazed bay window to front aspect. Two feature double glazed windows to side aspect. Feature brick built fireplace. Radiators. Stairs to first floor accommodation.



GROUND FLOOR BEDROOM TWO 11' 8" x 9' 8" (3.56m x 2.95m)

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



GROUND FLOOR BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with electric shower, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



KITCHEN 9' 7" x 8' 5" (2.92m x 2.57m)

Door providing access to conservatory. Double glazed windows to rear aspect. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Integrated eye level electric oven. Electric hob with extractor above. Space and plumbing for appliances.



GROUND FLOOR BEDROOM THREE/DINING ROOM 10' 7" x 8' 3" (3.23m x 2.51m)

Double glazed French doors providing access to conservatory. Radiator.



CONSERVATORY 21' 7" x 7' 3" (6.58m x 2.21m)

Double glazed windows to all rear aspects. Double glazed patio doors providing access to rear garden. Floor standing boiler.



FIRST FLOOR LANDING

Access to eaves storage.



MASTER BEDROOM 14' 3" max x 12' max (4.34m x 3.66m irregular shaped)

Double glazed window to rear aspect. Radiator. Door to en suite.



A three piece suite comprising tiled shower with electric shower, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



A **SECLUDED REAR GARDEN** measuring approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower, shrubs and hedges to rear. Door to **DETACHED GARAGE** with up and over door. Gate providing access to rear.



The **FRONT** has a lawn area, providing potential for further off street parking. Shared access to side leading to garage.



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.