

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wellington Road, Rayleigh, SS6 8EX



Guide Price:
£600,000 - £650,000

Situated in one of Rayleigh's most sought after locations with a stunning 140ft rear garden backing directly onto open farmland is this substantial four bedroom detached bungalow offering potential for extension to ground and first floor, subject to the usual planning consents.

Properties of this style and in this location are rarely available and an internal viewing is highly recommended. NO ONWARD CHAIN.

Council Tax Band: E. EPC Rating: D. Our Ref: 20037.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiators. Coving to plastered ceiling with inset LED spotlighting.



BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m)

Double glazed bay window to front aspect. Radiator. Coving to plastered ceiling with inset LED spotlighting.



BEDROOM THREE 10' 6" x 8' 10" (3.2m x 2.69m)

Double glazed window to front aspect. Fitted bedroom furniture. Coving to textured ceiling.



BEDROOM FOUR/SNUG 10' 6" x 9' 7" (3.2m x 2.92m)

Double glazed window to side aspect. Radiator. Coving to textured ceiling.



BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising corner bath with mixer taps and shower attachment, tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer taps and close coupled wc. Tiled walls. Tiled flooring. Ceiling with inset LED spotlighting.



KITCHEN 11' 3" x 10' 6" (3.43m x 3.2m)

Double glazed window to side aspect. Double glazed door providing access to side aspect. A range of base and eye level units incorporating roll top work surface with one and a half inset sink drainer unit. Space for freestanding cooker with extractor above. Integrated fridge freezer. Space and plumbing for washing machine. Breakfast bar. Sky light. Tiled flooring. Plastered ceiling with inset LED spotlighting.



MASTER BEDROOM 12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to side aspect. Full height storage cupboard. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



LOUNGE 15' 11" x 14' 4" (4.85m x 4.37m)

Double glazed patio doors providing access to rear garden. Feature fireplace. Radiator. Coving to plastered ceiling. French doors providing access to dining room.



DINING ROOM 14' 4" x 10' 5" (4.37m x 3.18m)

Double glazed patio doors providing access to rear garden. Radiator. Wood effect flooring. Coving to plastered ceiling.



EXTERIOR.

A **STUNNING REAR GARDEN** measuring **approximately 140ft (42.67m)** backing directly onto open farmland and commences with a large sweeping patio area. An established, mature rear garden with an abundance of shrubs and trees. Door to garage. Gate providing access to front.

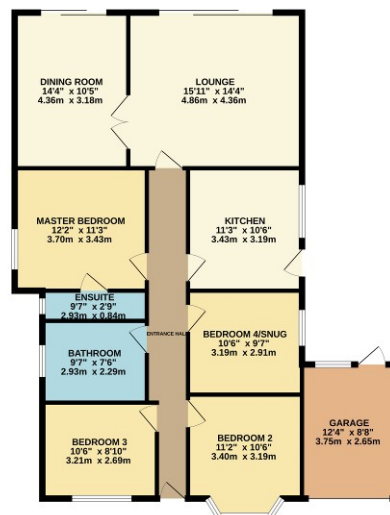


The **FRONT** has own driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE**.

Agents Note:

As previously mentioned the property offers potential for development, subject to the usual planning consents.

GROUND FLOOR
1246 sq. ft. (115.8 sq. m.) approx.



TOTAL FLOOR AREA: 1246 sq. ft. (115.8 sq. m.) approx.
*All measurements are approximate and are not intended to be used as a basis for any legal proceedings. The seller makes no representation or warranty as to the accuracy of the measurements. The buyer is advised to obtain verification from their solicitor or surveyor. The seller is not responsible for any errors or omissions in this plan.

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.