

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

London Road, Rayleigh, SS6 9DN



£525,000

Occupying a substantial corner plot position in a popular location is this stunning, recently refurbished and extended three bedroom semi-detached family home offering in excess of 1300 sq.ft total floor area, vastly improved with a luxury open plan kitchen/breakfast room, two additional reception rooms, utility room and ground floor cloakroom/wc and a luxury fitted bathroom suite to the first floor, recently landscaped rear garden and parking to the rear. Walking distance to mainline railway station with links to London Liverpool Street, local schools and shops.

EPC Rating: D. Council Tax Band: D.
Ref 20012

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 entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Karndean Herringbone flooring. Coving to plastered ceiling. Contemporary radiator.



LOUNGE 15' x 12' 5" (4.57m x 3.78m)

Double glazed window to the front aspect. Custom made media wall with custom fitted cupboard and shelf storage. Feature panelled wall. Coving to plastered ceiling. Contemporary radiator. Bi-fold door to Kitchen/Breakfast room.



KITCHEN/BREAKFAST ROOM 21' 8" x 18' 5" (6.6m x 5.61m)

Double glazed bi-fold doors providing access to rear garden. Double glazed French doors providing access to rear. Comprehensive range of Shaker style base and eye level units. Quartz work surfaces with complimentary Upstands. Inset Butler sink with Hot Tap. Integrated twin eye level electric ovens. Feature tiled splash backs. Integrated dish washer. Integrated fridge/freezer. Island unit with Quartz work surface incorporating Breakfast Bar, integrated Wine Cooler, inset Induction Hob with 'pop-up' extractor and feature lighting over. Karndean Herringbone flooring. Feature plastered Vaulted ceiling. Inset spot lights. Contemporary radiator. French doors providing access to Sitting Room.



SITTING ROOM 13' 2" x 10' 1" (4.01m x 3.07m)

Double glazed window to the rear aspect. Karndean Herringbone flooring. Plastered ceiling. Inset spot lights. Door to



UTILITY ROOM 7' 3" x 3' 8" (2.21m x 1.12m)

Obscure double glazed window to the front aspect. Space for appliances. Door to

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Contemporary tiled floor. Tiled walls.



FIRST FLOOR ACCOMMODATION

GALLERIED STYLE LANDING

Feature obscure double glazed window to the side aspect. Coving to plastered ceiling. Access to loft.



BEDROOM ONE 15' x 11' 5" (4.57m x 3.48m)

Double glazed bay window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM TWO 12' 6" x 10' 5" (3.81m x 3.18m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 7' 6" x 7' (2.29m x 2.13m)

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



LUXURY FITTED BATHROOM 9' 8" x 8' 8" (2.95m x 2.64m)

Obscure double glazed window to the rear aspect. Walk hung WC with concealed cistern. Table top wash hand basin with vanity storage below. Free standing bath with wall mounted chrome mixer tap and wall inset TV at one end. Fully tiled walk-in shower cubicle with thermostatic shower. Herringbone tiled flooring. Marble tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator. Extractor fan.

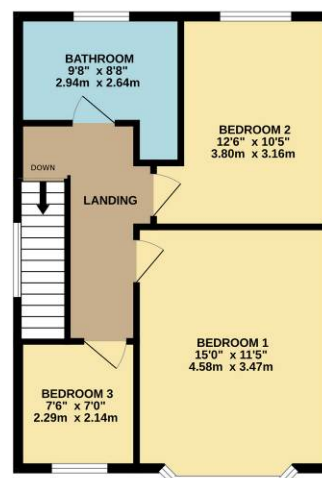
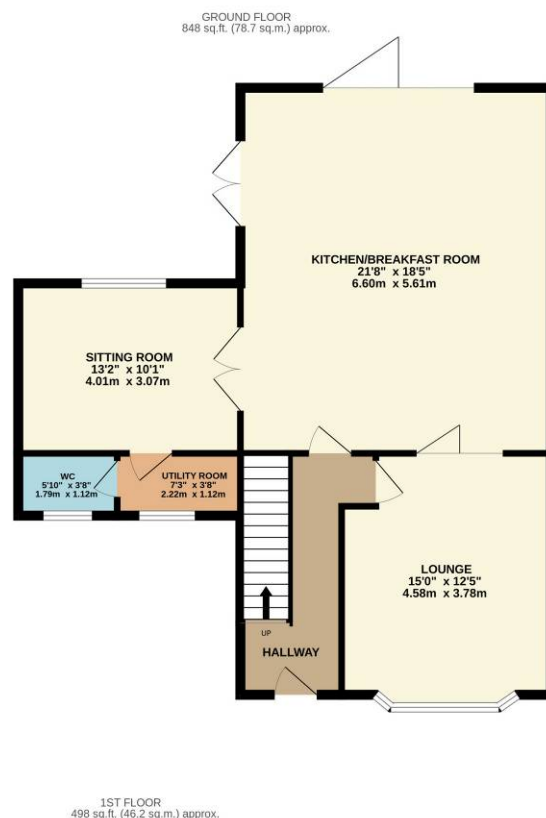


EXTERIOR

The **RECENTLY LANDSCAPED REAR GARDEN** commences with large patio with steps up to laid lawn. Sleeper borders. Hard standing to rear. Double opening gates providing access to rear parking.



The **FRONT** has brick retaining wall with iron gate, lawn area and pathway to entrance door.



TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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.
Made with Metropix ©2025