

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Temple Way, Rayleigh, SS6 9PP



Guide Price £700,000

Situated on the popular Temple Way development is this stunning, exclusive five bedroom, three storey executive family home, vastly improved by the current owners to provide high end specification throughout to open plan kitchen/breakfast room, luxury fitted bathrooms and en suite, recently landscaped rear garden with large garden room, private gates leading to own driveway and garage. Walking distance to all amenities.

Council Tax Band: F. EPC Rating: C.

Ref 20099

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs with feature runner carpet, to first floor accommodation. Tiled floor. Plastered ceiling. Inset spot lights.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Radiator.



LOUNGE 19' 5" x 11' 2" (5.92m x 3.4m)

Double glazed window, with custom fitted shutters, to the front aspect. Double glazed French doors, full height adjacent windows with custom fitted shutters, providing access to rear garden. Custom made feature media wall with built-in storage and inset electric fire. Amtico Herringbone flooring. Plastered ceiling. Inset spot lights. Double opening doors to Entrance Hall.



KITCHEN/BREAKFAST ROOM 23' max x 11' 9" max (7.01m x 3.58m)

Double glazed window with custom fitted shutters, to the front aspect. Double glazed bi-fold doors providing access to rear garden. Comprehensive range of luxury Shaker style base and eye level units. Granite marble work surfaces. Granite marble work splash back. Integrated eye level double electric oven. Integrated microwave. Inset electric hob with extractor over. Integrated dish washer. Integrated fridge/freezer. Integrated Wine Cooler. Island unit with Granite marble work surface, inset Butler sink, with storage below and Breakfast Bar. Tiled floor. Plastered ceiling. Inset spot lights. Contemporary vertical radiator.





UTILITY ROOM 8' 11" x 6' 2" (2.72m x 1.88m)

Double glazed door providing access to rear garden. Base and eye level units. Space for washing machine. Space for free standing American style fridge/freezer. Tiled floor. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Double glazed sash window, with custom fitted shutters, to the front aspect. Stairs to second floor accommodation. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM ONE 11' 4" x 11' 2" (3.45m x 3.4m)

Double glazed window, with custom fitted shutters, to the front aspect. Mirrored sliding doors to twin storage cupboards and En Suite. Wood effect flooring. Plastered ceiling. Radiator.



LUXURY RECENTLY FITTED EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Wall hung wash hand basin with wall mounted mixer tap. Fully tiled shower cubicle with thermostatic shower and Waterfall shower head. Storage cupboard. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



BEDROOM THREE 10' 2" x 9' 4" (3.1m x 2.84m)

Double glazed sash window, with custom fitted shutters, to the front aspect. Double door storage cupboard. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM FOUR 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to the rear aspect. Double door fitted wardrobe. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



LUXURY FAMILY BATHROOM 11' 11" x 6' 1" (3.63m x 1.85m)

Obscure double glazed window to the rear aspect. Wall hung WC with concealed cistern. 'His & Hers' table top circular wash hand basins with brushed gold mixer taps and Shaker style vanity unit below with Marble work top and splash back. Fully tiled enclosed bath with Waterfall shower head thermostatic shower over. Wood effect tiled floor. Plastered ceiling. Inset spot lights. Extractor fan. Brushed gold heated towel radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Built-in eaves storage cupboards.



BEDROOM TWO 14' 7" x 11' 3" (4.44m x 3.43m)

Double glazed window, with custom fitted shutters, to the front aspect. Double glazed Velux window to the rear aspect. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM FIVE 12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window, with custom fitted shutters, to the front aspect. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



RECENTLY FITTED LUXURY SHOWER ROOM

Double glazed Velux window to the rear aspect. Wall hung WC with concealed cistern. Inset wash hand basin with wall hung vanity drawer storage. Walk-in shower enclosure with Waterfall shower head, brick style feature surround and inset shelving and lighting. Eaves storage cupboard. Wood effect tiled floor. Plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

The **RECENTLY LANDSCAPED SOUTH WEST FACING REAR GARDEN** commences with patio leading to artificial lawn. Flower and shrub rendered brick borders. Composite fencing to the rear.



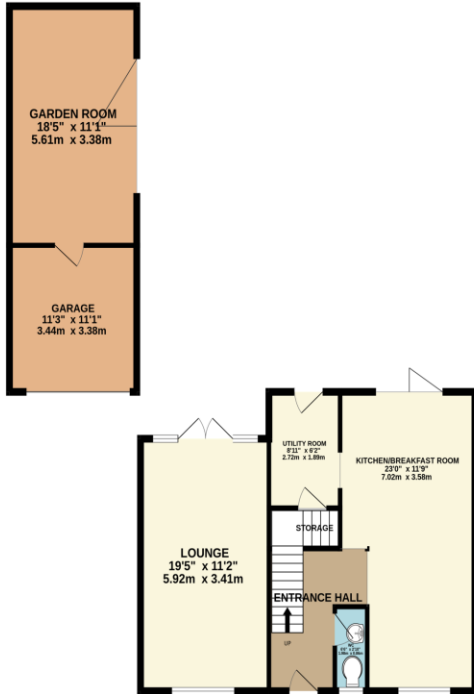
GARDEN ROOM 18' 5" x 11' 1" (5.61m x 3.38m) with double glazed bi-fold doors, custom made bar area with space for drinks fridge, breakfast bar, custom fitted storage, wood effect Herringbone flooring, plastered ceiling, inset spot lights, electric radiator, personal door to Garage. Gate to side providing access to the front.



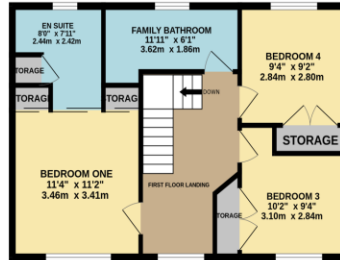
The **FRONT** has wrought iron fencing with Private Gates to own driveway providing off-street parking which in turn leads to **GARAGE** with electric roller door.



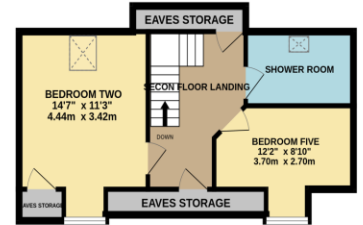
GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.3 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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