

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Leawood, Hullbridge Road, Rayleigh, SS6 9QS



Offers in the Region of £875,000

Occupying a stunning plot measuring approximately 200ft deep by 70ft wide and flanking open fields is this deceptively spacious four bedroom detached chalet with accommodation in excess of 2,600 square feet. Offering versatile living accommodation to ground floor with two double bedrooms to the first floor. Approached via electric gates to the front and having a stunning landscaped rear garden. Within very close distance of the exclusive Rayleigh Golf and Country Club as well as local shops and schools.

No onward chain. Viewing highly recommended.

EPC Rating: TBC. Our Ref: 20056.

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with solid Oak staircase and balustrade. Full height storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM ONE 14' 5" x 11' (4.39m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled walk in shower cubicle with feature tiled shelving, pedestal wash hand basin with chrome mixer taps and back to wall wc. Radiator. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



BEDROOM TWO 15' 2" x 10' 6" (4.62m x 3.2m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Door to en suite wc.



EN SUITE WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin and close coupled wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.

GROUND FLOOR BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer taps with telephone handset attachment, tiled shower cubicle with thermostatic shower, inset wash hand basin with tiled work surface and solid Oak vanity storage below and back to wall wc. Radiator. Part tiled walls. Coving to plastered ceiling.



KITCHEN 13' 6" x 12' 5" (4.11m x 3.78m)

Double glazed window to side aspect. Door providing access to conservatory. Door providing access to utility. Open through to sitting room. A comprehensive range of base and eye level units incorporating roll top work surface with one and a half inset sink drainer unit. Space for freestanding Range cooker with extractor above. Space and plumbing for dishwasher. Integrated eye level microwave. Integrated fridge freezer. Breakfast bar with feature overhead lighting. Tiled flooring. Coving to plastered ceiling with inset spotlighting. Feature inset pelmet lighting.



UTILITY ROOM 12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window to side aspect. Base and eye level units with inset sink. Space and plumbing for appliances. Storage cupboard. Space for American style fridge freezer. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



SITTING ROOM 12' 6" x 8' 10" (3.81m x 2.69m)

Window to rear aspect. Radiator. Full height storage cupboard. Custom built low level storage. Wood effect flooring. Coving to plastered ceiling. Doors to dining room.



DINING ROOM 15' 6" x 12' 6" (4.72m x 3.81m)

Double glazed window to rear aspect. Radiator. Wood flooring. Coving to plastered ceiling.



CONSERVATORY 13' 6" x 5' 10" (4.11m x 1.78m)

Windows to all aspects. Hardwood door to side aspect. Custom built solid Oak fitted furniture. Radiator. Tiled flooring.



LOUNGE 19' 1" x 12' 5" (5.82m x 3.78m)

Double glazed windows to side aspect. Double glazed French doors providing access to rear garden. Feature fireplace with inset fire. Radiators. Coving to plastered ceiling.



SPACIOUS FIRST FLOOR LANDING INCLUDING STUDY AREA

Double glazed Velux window to front aspect. Wood flooring. Plastered ceiling. Storage cupboard.



SEPARATE WC

Double glazed Velux window to rear aspect. A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Tiled flooring.

BEDROOM THREE 14' 10" x 12' 6" (4.52m x 3.81m)

Double glazed window to rear aspect. Radiator. Eaves storage cupboards. Plastered ceiling.



BEDROOM FOUR 14' 10" x 12' 5" (4.52m x 3.78m)

Double glazed window to side aspect. Velux window to front aspect. Radiator. Eaves storage cupboards. Plastered ceiling.



GAMES ROOM 23' 5" x 15' 5" (7.14m x 4.7m)

Custom fitted wardrobes to one wall. Eaves storage to both sides. Plastered ceiling.



EXTERIOR.

As previously mentioned the property occupies this stunning 200ft plot from front to back with **REAR GARDEN** which has been beautifully maintained and is mainly laid to lawn with a selection of mature flower and shrub borders. Ornamental pond to rear of garden. The property flanks open fields to left hand boundary with countryside views. **BRICK BUILT SHED/KENNEL.** Barn style gate providing access to **DRIVEWAY.**





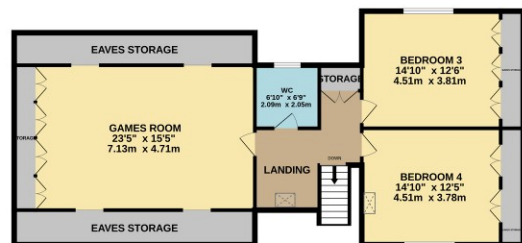
The property is accessed via electric solid Oak gates and privacy wall to the front with driveway providing off street parking for four/five vehicles. Further side **CARPORT**.



GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 2664 sq.ft. (247.5 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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