

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Langdon Road, Rayleigh, SS6 9HY



**Guide Price £350,000 - £375,000**

Situated in a popular location, within close walking distance to mainline railway station to London Liverpool Street, and local schools and shops, is this well presented two bedroom semi-detached bungalow benefiting from having a rear garden measuring approximately 50ft and own driveway providing off-street parking for several vehicles.

Council Tax Band: C. EPC Rating:tbc.

Ref 20150

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Radiator.



### LOUNGE 12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed bay window to the front aspect. Custom fitted media wall incorporating cupboard storage and glass shelving and inset electric fire. Wood effect flooring. Plastered ceiling. Radiator.



### KITCHEN 9' 6" x 7' 7" (2.9m x 2.31m)

Fitted base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Inset electric oven with gas hob and extractor above. Brick tiled walls. Space for washing machine. Tiled floor. Plastered ceiling. Inset spot lights. Door to Reception Room.

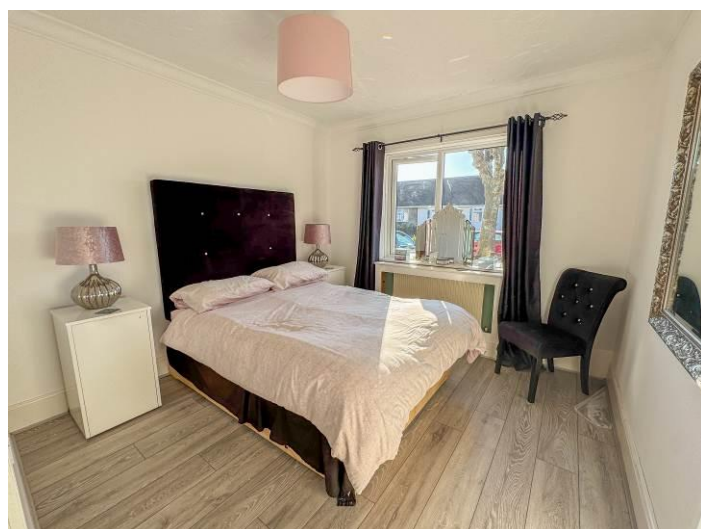
### RECEPTION ROOM 12' x 9' 6" (3.66m x 2.9m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Space for appliances. Plastered ceiling. Inset spot lights. (Planning consent was not passed for this extension but it was constructed over 20 years ago).



### BEDROOM ONE 12' 8" x 10' (3.86m x 3.05m)

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





### BEDROOM TWO 10' 6" x 9' 6" (3.2m x 2.9m)

Double glazed window to the rear aspect. Two custom fitted wardrobes with inset TV space. Wood effect flooring. Coving to plastered ceiling. Radiator.



### MODERN RECENTLY FITTED BATHROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with thermostatic shower over. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated chrome towel radiator.



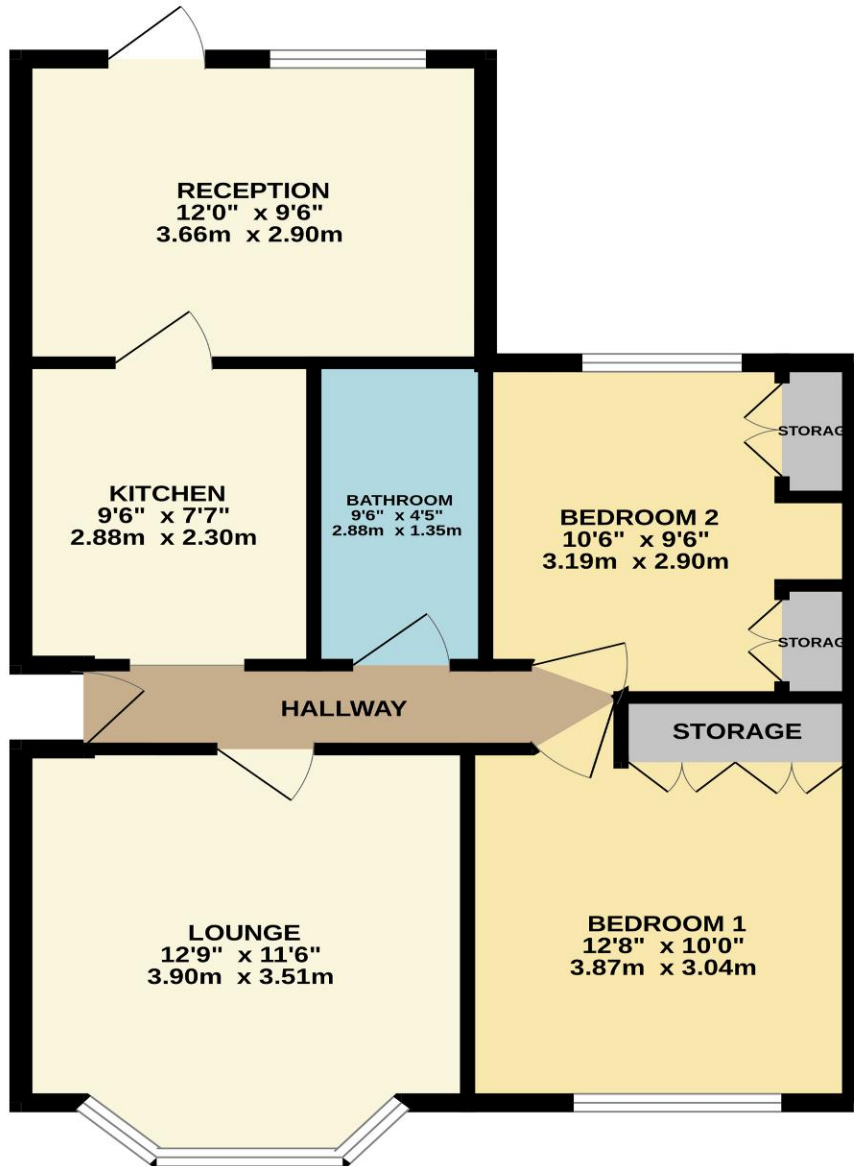
### EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with raised decking area with steps down to laid lawn. Selection of matures flowers, shrubs and trees. **SHED** to remain. Side gate providing access to the front.



The **FRONT** has own driveway providing off-street parking for several vehicles.

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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