

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Uplands Park Road, Rayleigh, SS6 8AH



Guide Price £650,000 - £700,000

Situated in a popular location, in an elevated position offering views to the rear, is this exceptional, spacious, well presented four good size bedroom end terraced family home benefiting from having en suites to master and second bedroom, modern fitted kitchen/diner, large utility room, lower level lounge/games room, three tier rear garden, own driveway providing off-street parking for up to four vehicles and garage. Close to local shops, schools and mainline railway station with links to London Liverpool Street.

Council Tax Band: E. EPC Rating: tbc.

Ref 20147

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Entrance via double glazed entrance door to

L SHAPED ENTRANCE HALL

Stairs to lower and first floor accommodations. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with concealed cistern. Inset wash hand basin with vanity storage below. Cupboard housing hot water tank. Wood effect flooring. Plastered ceiling. Radiator.



UTILITY ROOM 15' 3" x 10' 3" (4.65m x 3.12m)

Double glazed 'Stable' door providing access to rear garden. Range of base and eye level units. Inset stainless steel sink drainer unit. Integrated fridge. Integrated washing machine. Space for tumble dryer. Wall mounted boiler. Wood effect flooring. Plastered ceiling.



KITCHEN/DINER 20' 4" x 15' 8" (6.2m x 4.78m)

Double glazed bay window to the front aspect. Additional double glazed window to the front aspect. Double glazed window to the side aspect. Comprehensive range of modern base and eye level units. Inset sink drainer with Instant Boiling Water Tap and sink waste disposal unit. Integrated NEFF double oven. Integrated NEFF microwave. Inset NEFF Induction hob with extractor over. Integrated dish washer. Integrated NEFF fridge/freezer. Open 'window' overlooking lower ground lounge/games room. Wood effect flooring. Plastered ceiling. Inset spot lights.



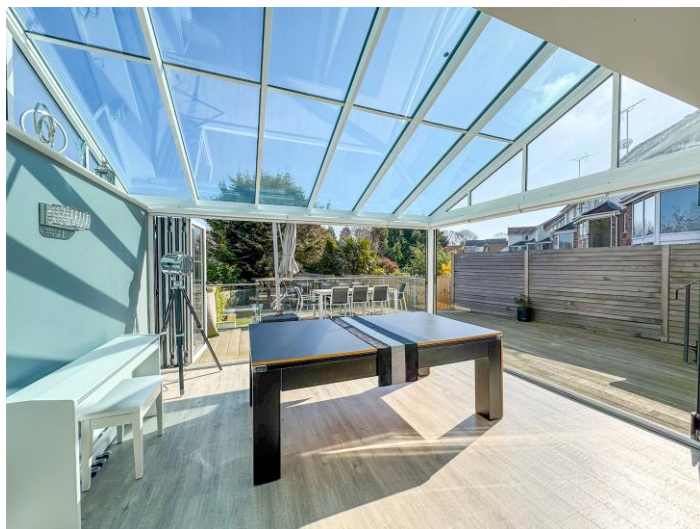
LOWER LEVEL ACCOMMODATION

LOBBY

Large storage cupboard.

T SHAPED LOUNGE/GAMES ROOM 31' 2" x 22' 2" (9.5m x 6.76m)

High level double glazed window to the side aspect. Double glazed window to the rear aspect. Bi fold doors with remote control fitted blinds, to rear and side which open the room completely onto outside decking, with glazed roof. Multi-media wall. Wood effect flooring. Plastered ceiling. Under floor heating.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 19' x 9' 6" (5.79m x 2.9m)

Double glazed window to the rear aspect. Plastered ceiling. Access to loft. Radiator. Open through to



DRESSING AREA

Fitted wardrobes with mirrored doors. Plastered ceiling. Inset spot lights.



EN SUITE

Two obscure double glazed windows to the rear aspect. Wall hung WC with concealed cistern. Inset wash hand basin with vanity storage below. Walk-in shower enclosure with Rainfall shower head and glass screen. Tiled walls. Vertical Old School style radiator with towel rail.



BEDROOM TWO 14' x 12' 1" (4.27m x 3.68m) Double glazed bay window to the front aspect. Additional double glazed window to the front aspect. Fitted wardrobes with mirrored doors. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall hung wash hand basin. Shower enclosure. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM THREE 12' 7" x 12' 3" (3.84m x 3.73m)

Double glazed window to the rear aspect. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM FOUR 18' 10" x 9' 7" (5.74m x 2.92m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

The **THREE TIER GARDEN** commences with decking area with glass balustrade and steps down to low maintenance artificial lawn area. Water feature. Side gate providing access to the front. Steps down to PERGOLA and additional seating area. Exterior tap.



The **FRONT** has raised planters and own block paved driveway providing off-street parking for up to four vehicles leading to **GARAGE/STORAGE**. Electric car charger. Exterior tap.

Agents Note:

The vendors advise -

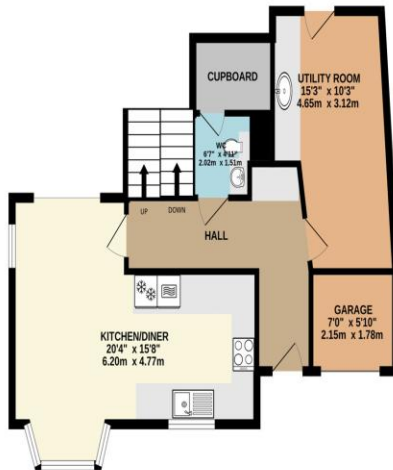
. The property is a Share of Freehold. The Share of Freehold is managed by Uplands Rochford Management Limited.

. There is a Service Charge of £100 per month which covers exterior maintenance of the block including painting, roof maintenance and clearing of gutters.

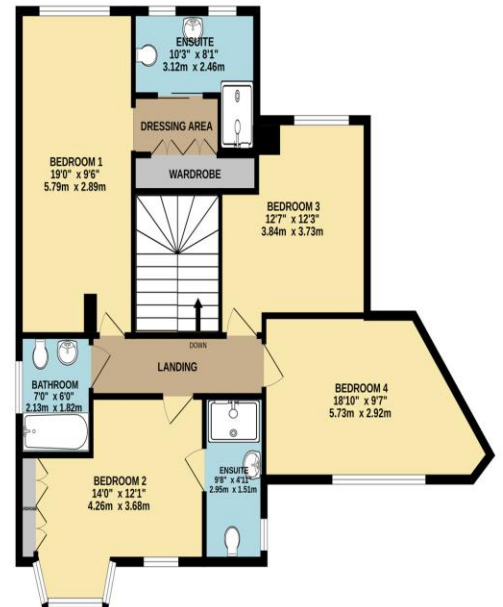
BASEMENT
610 sq.ft. (56.6 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.9 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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