

Tolgate Lodge, 213 Hockley Road, Rayleigh, SS6 8BH



Guide Price:
£500,000 - £550,000

Situated off a private turning, in a much sought after area of Rayleigh, is this detached bungalow with detached garage and wraparound garden. Having a large lounge/diner, conservatory, good size kitchen, utility room, three good size bedrooms with en suite to bedroom one. Close to local shops and amenities, Edward Francis School and FitzWimarc including main line railway station to London, Liverpool Street. OFFERED WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED. Council Tax Band: F. EPC Rating: D. Our Ref: 20166.

Accommodation comprises:

Entrance is via a **COVERED PORCH** with wrought iron gates. Wooden entrance door to entrance hall.

L-SHAPED ENTRANCE HALL

Window. Storage cupboards. Radiator. Wood flooring. Coving to ceiling. Doors to lounge/diner, kitchen, utility room, bathroom, wc and all bedrooms.



CLOAKROOM

Obscure window to side aspect. A two piece suite comprising wall hung sink unit and low level wc. Part tiled walls. Coving to ceiling.

L-SHAPED LOUNGE/DINER 29' 7" x 21' 8" (9.02m x 6.6m)

Double glazed windows. Double glazed sliding doors providing access to conservatory. Two radiators. Coving to ceiling. Door to kitchen.



CONSERVATORY 16' 1" x 8' 4" (4.9m x 2.54m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden.



KITCHEN 15' 10" x 10' 10" (4.83m x 3.3m)

Double glazed window to side aspect. A range of base and eye level units incorporating work surface with stainless steel sink with mixer tap and drainer unit. Built in oven. Hob with extractor fan above. Breakfast bar. Radiator. Coving to ceiling with downlights. Splash back tiling. Part tiled walls. Vinyl flooring. Door to utility room.



UTILITY ROOM 8' x 7' 4" (2.44m x 2.24m)

Roll top work surface with stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher. Splash back tiling. Coving to ceiling. Boiler and additional storage. Door providing access to rear garden. Vinyl flooring.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Radiator. Tiled walls. Vinyl flooring.



BEDROOM ONE 16' 5" x 12' 6" (5m x 3.81m)

Double glazed lead light window to front aspect. A range of wardrobes and bedroom units. Radiator. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising shower unit, inset sink with vanity storage below and low level wc. Radiator.



BEDROOM TWO 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed lead light window to front aspect. Built in wardrobe. Radiator. Coving to ceiling.



BEDROOM THREE 11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed lead light window to side aspect. Built in wardrobe. Radiator. Wood effect laminate flooring. Coving to ceiling.



EXTERIOR.

A LANDSCAPED REAR GARDEN commencing with block paving and wraps around the property. Shed to one side. Gate providing access to front from the other side. Door to **PITCHED ROOF GARAGE** with electric up and over door and storage space in roof. Block paved driveway to front of garage providing off street parking with gates.



The **FRONT** measures approximately 35ft x 35ft (10.67m x 10.67m) is screened with high hedges providing privacy from the road. External lighting. Laid to lawn.

GROUND FLOOR
1753 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA / 1753 sq. ft. (162.8 sq. m.) approx.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.