

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Edinburgh Close, Rayleigh, SS6 9GU



Guide Price:
£800,000 - £850,000

Situated in a very popular area is this immaculate five bedroom detached house with large lounge, modern kitchen/dining room, conservatory, study, games room and bar room. Externally there is a good size rear garden and off street parking for five/six vehicles.

Close to local shops and amenities. Viewing highly recommended.

Council Tax Band: G. EPC Rating: TBC. Our Ref: 20211.

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Accommodation comprises:

Entrance via uPVC double glazed lead light door to entrance hall with double glazed lead light windows to side.

SPACIOUS ENTRANCE HALL

Radiator. Feature staircase leading to first floor galleried landing. Wood flooring. Coving to plastered ceiling with downlights. Doors to WC and study. Double French doors leading to lounge and dining room.



GROUND FLOOR WC

Obscure uPVC double glazed lead light window to front aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Plastered ceiling with downlights.

STUDY 11' 9" x 9' 1" (3.58m x 2.77m)

uPVC double glazed lead light bay window to front aspect. Radiator. Continuation of wood flooring. Plastered ceiling with downlights.



LOUNGE 18' x 11' 9" (5.49m x 3.58m)

uPVC double glazed window to side aspect. Feature gas fireplace. Radiator. Continuation of wood flooring. Coving to plastered ceiling. Open into conservatory.



CONSERVATORY 10' 11" x 10' 8" (3.33m x 3.25m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Radiator. Continuation of wood flooring. Fan light.



DINING ROOM 15' 2" x 10' 7" (4.62m x 3.23m)

Large uPVC double glazed bay window. Radiator. Continuation of wood flooring. Coving to plastered ceiling. Open into kitchen.



KITCHEN 16' 10" x 13' 6" (5.13m x 4.11m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating work surfaces with inset sink drainer unit. Belling Range cooker to remain. Extractor fan. Integrated microwave. Space for dishwasher. Double fridge/freezer to remain. Tiled flooring. Coving to plastered ceiling. Contemporary radiator. Door to games room/bar room. Door to utility room.



UTILITY ROOM 8' 3" x 5' 5" (2.51m x 1.65m)

A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Continuation of tiled flooring. Plumbing and space for appliances. Radiator. Storage cupboard. Boiler. Door to side aspect.



GAMES/BAR ROOM (L-SHAPED) 17' 10" x 16' 10" (5.44m x 5.13m)

uPVC double glazed lead light window to front aspect. Fitted bar - available under separate negotiation. Dart board to remain. Half panelled walls. Coving to plastered ceiling with downlights. Radiator. Door to garage.



GARAGE 8' 10" x 8' 8" (2.69m x 2.64m)

With up and over door. Currently used mainly for storage.

FIRST FLOOR GALLERIED LANDING

uPVC double glazed lead light window to front aspect. Stairs lead to west and east wings. Airing cupboard. Plastered ceiling with downlights. Access to loft. Doors off to all rooms.



EAST WING

BEDROOM ONE 13' 7" x 11' 3" (4.14m x 3.43m)

uPVC double glazed lead light window to front aspect. Built in wardrobe. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to side aspect. A three piece suite comprising shower enclosure, inset wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Extractor fan. Tiled walls. Tiled flooring.



BEDROOM THREE 14' 1" x 11' 3" (4.29m x 3.43m)

uPVC double glazed lead light window to front aspect. Built in wardrobes. Radiator. Plastered ceiling with downlights.



WEST WING

BEDROOM TWO 14' 1" x 12' 10" (4.29m x 3.91m)

uPVC double glazed window to rear aspect. Built in wardrobes. Coving to plastered ceiling with downlights. Radiator. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled flooring.



BEDROOM FOUR 12' 9" x 9' 2" (3.89m x 2.79m)

uPVC double glazed window to rear aspect. Built in wardrobe. Coving to plastered ceiling with downlights. Radiator.



BEDROOM FIVE 10' 11" x 9' 2" (3.33m x 2.79m)

uPVC double glazed window to rear aspect. Built in wardrobe. Coving to plastered ceiling. Radiator.



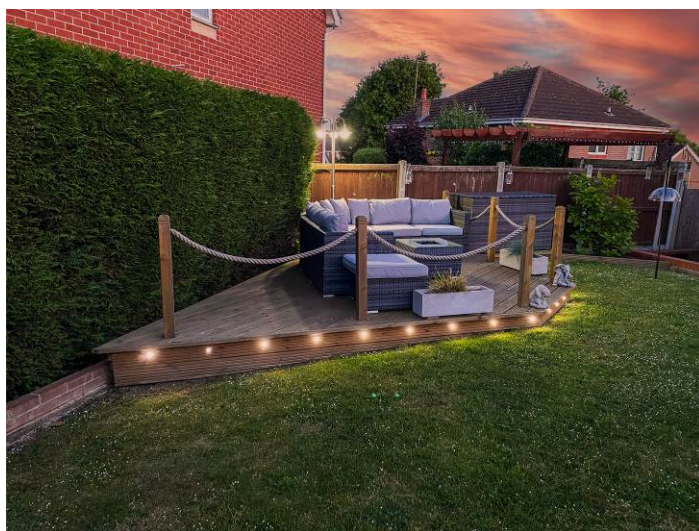
BATHROOM

Obscure uPVC double glazed window to side aspect. A four piece suite comprising tiled panelled bath, shower enclosure, inset sink with vanity storage and close coupled wc. Coving to plastered ceiling. Tiled walls. Towel rail.



EXTERIOR.

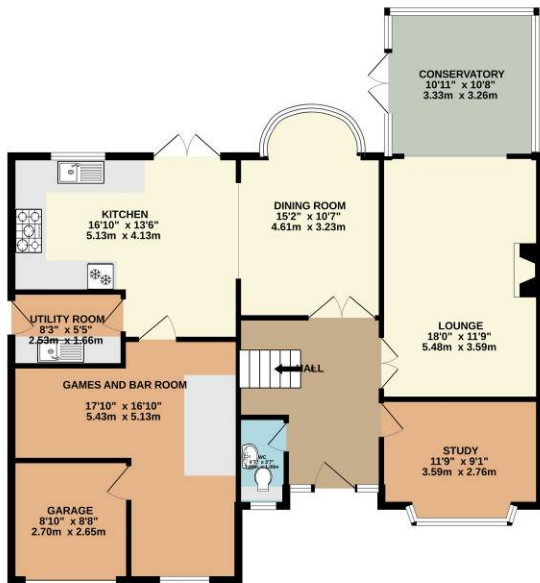
The **REAR GARDEN** measures approximately 50ft (15.24m) deep commencing with patio area with steps up to garden. Laid to lawn. Shed to remain. Decking area in right hand corner. Side access to front from both sides.



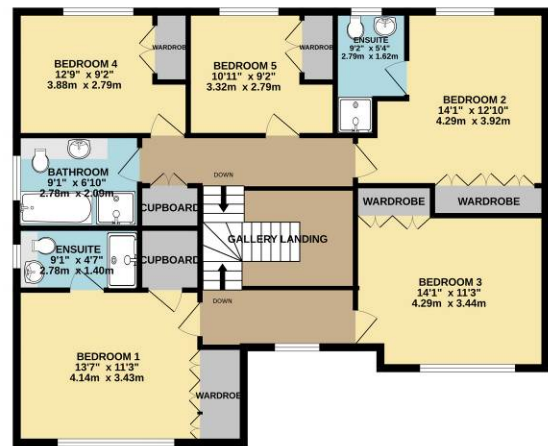
The **FRONT** has a block paved driveway providing off street parking for five/six vehicles.



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA: 2343 sq.ft. (217.6 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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