

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Temple Way, Rayleigh, SS6 9PP



Guide Price £400,000 - £425,000

Situated in a popular location is this immaculate three bedroom semi-detached family home, maintained by the current owners to a high specification with modern fitted kitchen, bathroom and en suite to master bedroom, open plan lounge and conservatory, low maintenance rear garden and allocated parking to rear in private car park. Close walking distance to Rayleigh Leisure Centre, shops and schools.

Council Tax Band: D. EPC Rating: tbc.

Ref 20249

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

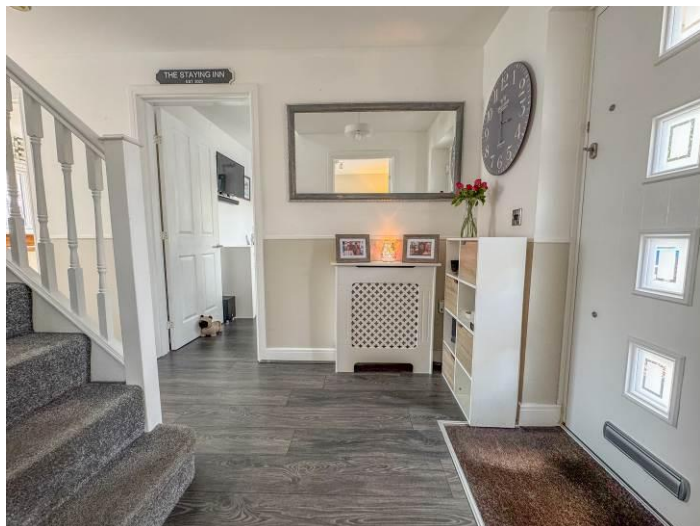
sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator. Double glazed door providing access to the rear garden.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



SITTING ROOM 9' 3" x 8' (2.82m x 2.44m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



KITCHEN 10' x 8' (3.05m x 2.44m)

Double glazed window to the rear aspect. Modern high gloss base and eye level units. Solid wood work surfaces. Oak splash backs. Inset sink drainer unit. Twin eye level electric oven. Separate gas hob with splash back. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights.



PITCHED GLASS ROOF CONSERVATORY 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



LOUNGE 19' 3" x 9' 5" (5.87m x 2.87m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator. Open plan through to



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Double glazed window to the rear aspect. Airing cupboard. Radiator.



BEDROOM ONE 12' 10" x 11' 3" (3.91m x 3.43m)

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



EN SUITE

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



BEDROOM TWO 12' max x 9' 5" max (3.66m x 2.87m)

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



BEDROOM THREE 9' 6" x 6' 4" (2.9m x 1.93m)

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



RECENTLY FITTED LUXURY BATHROOM 7' 6" max x 6' 5" max (2.29m x 1.96m)

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with central chrome mixer tap and shower attachment. Tiled floor. Complimentary tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

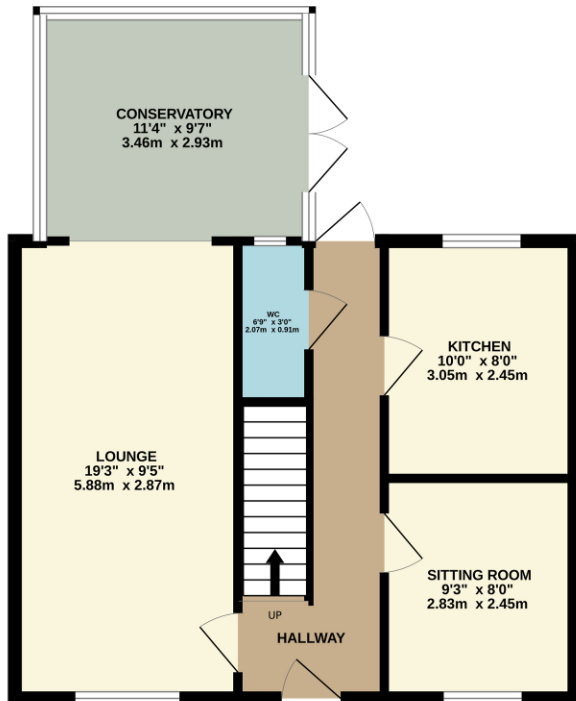
The **LOW MAINTENANCE REAR GARDEN** commences with patio leading to artificial lawn. Fencing to all boundaries. Gate providing access to the rear private car park with allocated parking.



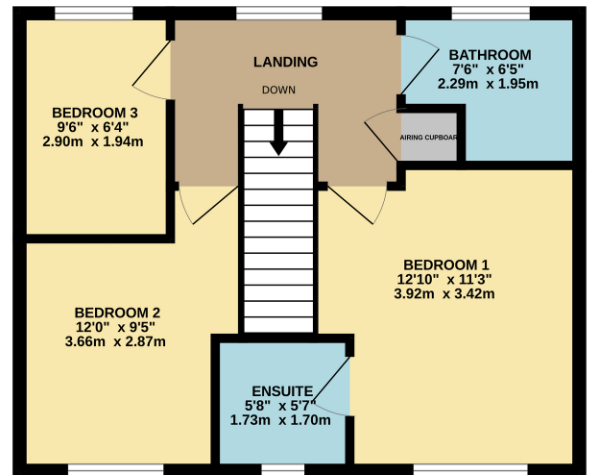
The **FRONT** has shingle area with paved pathway to entrance door and picket fence with block paved frontage providing off-street parking.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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