

Parkhurst Drive, Rayleigh, SS6 9RB



Guide Price £800,000-£825,000

Occupying a plot in the region of two acres is this stunning three bedroom detached bungalow with games room/annexe outbuilding, swimming pool, workshop and office, fenced paddock area and large sweeping driveway to front. Situated in a peaceful location yet still within close distance to the local amenities of Rayleigh.

VIEWING HIGHLY RECOMMENDED. EPC Rating: E. Our Ref: 11328.

Directions: Proceed from Rayleigh High Street into Crown Hill which leads into Station Road. Proceed beneath the railway bridge into London Road and turn first right into Downhall Road. Upon reaching the junction with Hambro Hill turn left into the Hullbridge Road and turn left into Rawreth Lane at the mini roundabout. Parkhurst Drive can be found some distance on the right hand side.



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Entrance via entrance door to entrance hall.

ENTRANCE HALL

Radiator.

BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer tap and thermostatic shower over, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled walls.



KITCHEN 13' 10" x 9' 7" (4.22m x 2.92m)

Double glazed window to side and rear aspect. A range of high gloss cream base and eye level units incorporating wood effect roll edge work surface with inset stainless steel sink drainer unit. Cooker with stainless steel extractor canopy above. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing wall mounted boiler. Plastered ceiling with inset spotlighting.



LOBBY AREA

Double glazed window to side aspect. uPVC double glazed door providing access to rear garden. Built in storage.

LOUNGE/DINER 21' 10" x 12' (6.65m x 3.66m)

Two double glazed windows to rear aspect. Coving to plastered ceiling with inset spotlighting. Built in surround sound system. Radiators. Door to inner hallway.



INNER HALLWAY

BEDROOM ONE 14' 1" x 12' 7" (4.29m x 3.84m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted doors. Radiator. Plastered ceiling.



BEDROOM TWO 18' 11" max x 10' 10" (5.77m x 3.3m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Open plan to dressing area.



DRESSING AREA

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 17' 2" x 8' 11" (5.23m x 2.72m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset spotlighting.



STORE/BOILER ROOM 9' x 7' 6" (2.74m x 2.29m)

Access from rear.

EXTERIOR.

BRICK BUILT GAMES ROOM/ANNEXE (RECENTLY CONSTRUCTED)

GAMES ROOM AREA 28' 8" x 18' 8" (8.74m x 5.69m)

Double glazed window. uPVC double glazed bi-folding doors with direct access to swimming pool terrace. Wood effect flooring. Plastered ceiling with inset spotlighting. Inset ceiling speakers. Open plan to kitchen area.



KITCHEN AREA

A range of modern base and eye level units incorporating granite work surface and an inset sink drainer unit. Space and plumbing for American style fridge freezer. Integrated electric hob and electric oven with stainless steel extractor chimney above. Integrated wine cooler. Breakfast bar. Full height storage cupboard. Door to shower room.



BATHROOM

Obscure double glazed window. A three piece suite comprising panelled bath with centralised wall mounted chrome mixer taps and shower over, inset wash hand basin with vanity storage below and low level wc. Tiled walls. Wood flooring.



UTILITY ROOM 8' 1" x 5' 5" (2.46m x 1.65m)

Accessed only from rear. Base and eye level units to one wall. Single stainless steel sink unit. Space and plumbing for appliances. Tiled splash backs. Tiled flooring. Full height storage cupboard.



**L-SHAPED OFFICE/WORK SHOP
PITCHED ROOF WORK SHOP**

Double opening doors. Plastered ceiling with inset spotlighting. Base and eye level units to two walls. Butler sink unit.



OFFICE 22' 3" x 9' 7" (6.78m x 2.92m)

Double glazed window to front aspect. Plastered ceiling with inset spotlighting. Air conditioning unit. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle, inset wash hand basin with vanity storage below and low level wc. Tiled flooring. Full height storage cupboard.



UTILITY ROOM

Base level units to one wall. Part tiled walls. Tiled flooring. Inset sink unit.

Occupying a plot measuring approximately two acres commencing with a large sweeping patio area with a **HEATED POOL**.



As previously detailed there are various outbuildings and storage rooms including recently brick built games room/annex and office/work shop and storage.



LARGE PADDOCK which is laid to lawn. **TIMBER BUILT STORAGE SHEDS** used to house external machinery. We have been informed that these were built without the required planning consents.

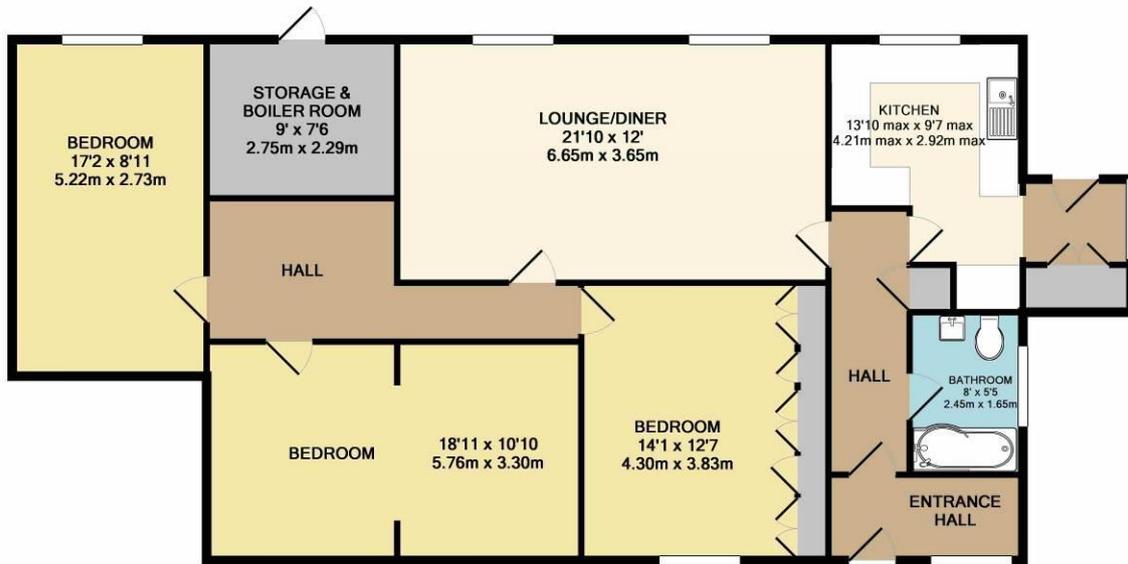
Agents Note: The current owner has converted one paddock to provide a BMX/quad bike area.



The **FRONT** is approached via a secluded road with twin access with in and out driveway providing off street parking for several vehicles. **DETACHED PITCHED ROOF GARAGE** with power and lighting.







TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.6 SQ.M.)
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