



**BROWN & BRAND**



**Alexandra Road**  
Rayleigh, SS6 8HT

Four bedroom detached family home

Views Overlooking Victoria Park

Undergone many improvements by current vendors

Stunning Kitchen/ diner/ Family room

**£625,000**





## Property Description

Located within close proximity to Rayleigh High Street with views over Victoria Park and having undergone many improvements by the current vendors is this stunning four bedroom detached family home within the FitzWimarc and Edward Francis school catchment. Accommodation offers entrance hallway lounge to front ground floor WC, study, stunning open planned kitchen diner/family room with extended kitchen/utility area. At first floor there are four bedrooms, the master having its own en-suite bathroom and further family bathroom. Landscaped rear garden with outside bar and double garage.



**ACCOMMODATION COMPRISES**

Entrance door to front with double glazed window to side. Obscure double glazed lead light windows inset to entrance door.

**ENTRANCE HALL**

Oak effect flooring. Under stairs storage cupboard. Covling to ceiling. Radiator. Doors to:

**GROUND FLOOR CLOAKROOM**

Obscure double glazed windows to front. White suite comprising of low level WC. Wash basin vanity unit. Partly tiled walls with mirror inset. Mirrored cabinet. Radiator.



**OPEN PLANED KITCHEN/DINER/LIVING AREA**

26' 0" x 12' 0" (7.92m x 3.66m) Double glazed French doors to rear aspect. Double glazed windows to rear. Luxury fitted kitchen includes a range of grey base and eye level units with granite work surface. Butler sink. Space for dishwasher. Four ring electric AEG induction hob with extractor fan over. Double oven. Space for American style fridge/freezer. Breakfast bar area. Porcelain grey tiled flooring. Spotlights. Black granite worktops and splashbacks. Feature grey granite wall.

**EXTENDED KITCHEN AREA /UTILITY ROOM**

Double glaze windows to rear and side. Tiled flooring. Space and plumbing for washing machine. Space for tumble dryer. Units to both ground and eye level with stainless steel sink. Laminate work tops.



**LOUNGE**

20' 4" x 11' 3" (6.2m x 3.43m) Double glazed windows to front bay with fabulous views over Victoria Park. Fitted carpet. Feature fireplace with log burner. Covling to ceiling. Wall lighting. Power points.

**FIRST FLOOR ACCOMMODATION**

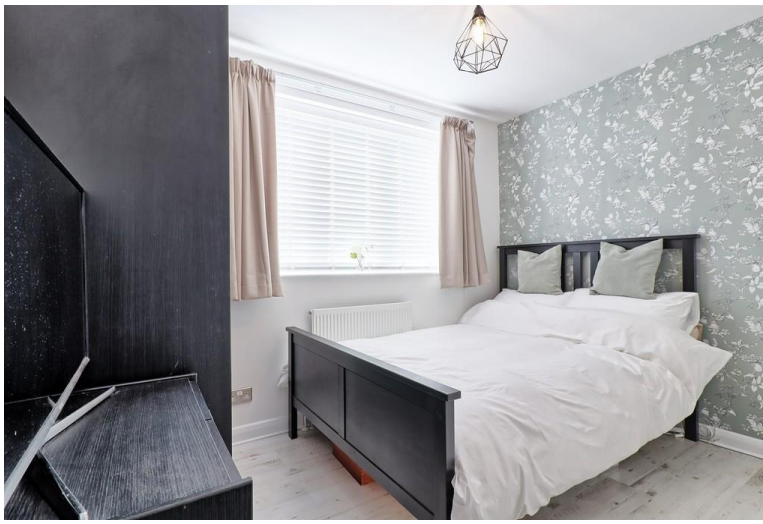
**LANDING**

Spindle balustrade. Double glazed windows to side aspect. Loft access. Double airing/storage cupboard. Power points. Doors leading to:



**BATHROOM**

Obscure double glazed windows to side aspect. Luxury white suite comprising of a panelled keyhole bath with shower over and part glazed partition, low level WC. Wash basin vanity unit with mirror and lighting over. Black granite tiled flooring. Chrome heated towel rail. Tiled walls. Shaving point. Extractor fan. Shelving area.



### **BEDROOM ONE**

13' 1" x 9' 5" (3.99m x 2.87m) Double glazed windows to front with fabulous views over Victoria Park. Double radiator. Laminate flooring. Built in sliding wardrobe. Spotlights. Bedside wall lighting. Granite tiled wall feature. Door leading to:

### **ENSUITE**

Obscure double glazed windows to side aspect. Luxury suite comprises of panelled bath with shower over. Part glazed partition. Low level WC. Wash basin vanity unit with mirror and lighting over. Additional storage cupboard. Chrome heated towel rail. Tiled walls. Black granite flooring. Shaving point. Spot lights. Extractor fan. Coloured mood lighting



### **BEDROOM TWO**

10' 1" x 9' 4" (3.07m x 2.84m) Double glazed windows to rear. Radiator. Laminate flooring. Power points.

### **BEDROOM THREE**

9' 4" x 7' 3" (2.84m x 2.21m) Double glazed windows to rear. Radiator. Laminate flooring. Spotlights. Power points.

### **BEDROOM FOUR**

9' 6" x 6' 3" (2.9m x 1.91m) Double glazed windows to front aspect. Double radiator. Laminate flooring. Spotlights. Power points.



### **FRONT GARDEN**

Tarmac driveway providing off road parking for numerous vehicles. Leading to patio area.

### **DOUBLE GARAGE**

Two separate up and over doors. Garage one is currently used as a study measuring at 7' 6" x 12' 4" with double glazed windows to rear. Radiator. Power points. Ample storage available to pitched roof. Housing pressurised heating system.

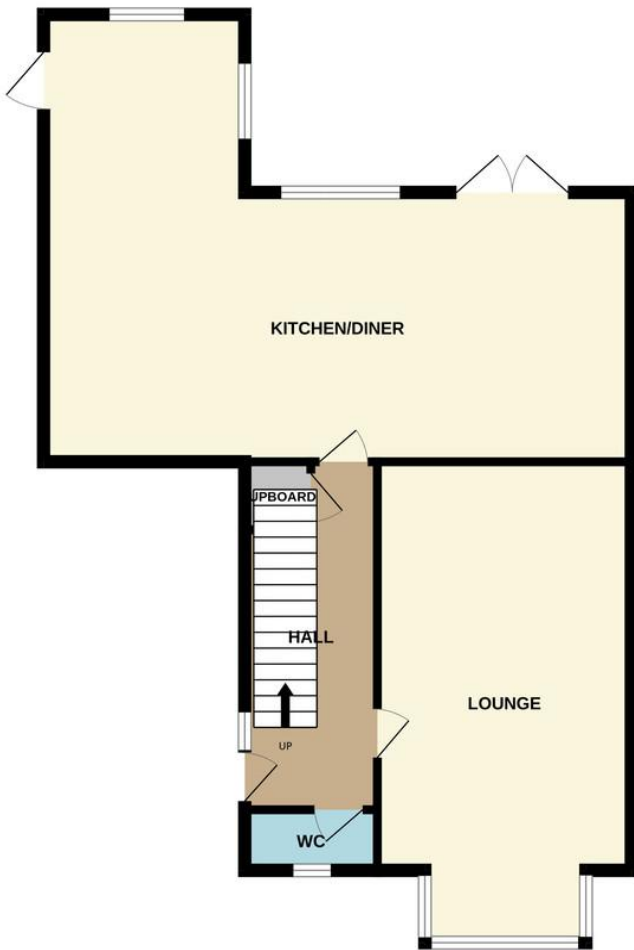
### **REAR GARDEN**

Beautifully landscaped garden with large patio area. Outside bar. Privacy fencing. Trees with shrub borders. Gated side access.

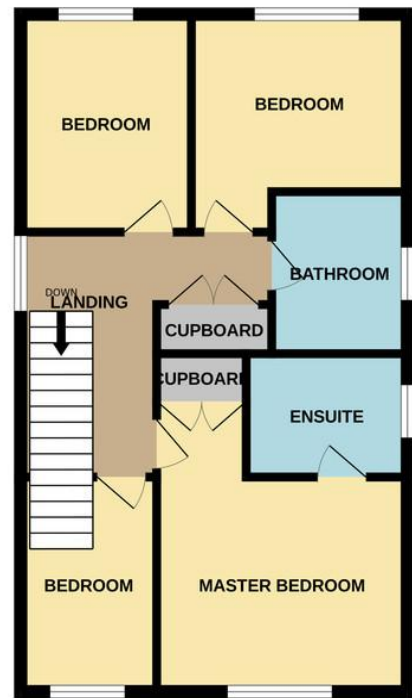




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC) - 1st floor energy certificate - 020208

12, Alexander Road Sutton Coldfield B38 9JF	Energy rating <b>D</b>	Valid until 7 July 2027
	Certificate number 2027 4746 0226 0961 0226	

Property type: Detached house  
Total floor area: 88 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.

**Energy rating and score**  
This property's energy rating is D. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D,  
the average energy score is 60

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View this energy certificate online: <https://www.energy-certificates.gov.uk/energy-certificates/020208/020208>

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