



25a Western Road

25a Western Road Rayleigh Essex SS6 7AY

Home Of Leigh are privileged with instruction to offer for sale this fabulous four bedroom detached family home, originally constructed by Berkeley Homes and which stands proudly in one of the areas most desirable tree-lined private roads in Rayleigh.

This incredible residence offers superbly maintained living accommodation which includes a spacious and welcoming entrance hall, guest cloakroom, formal living room, separate double glazed conservatory/family room, a separate office, utility room and a beautiful open plan kitchen/breakfast and dining room with bi folding doors overlooking and leading to the rear garden.

To the first floor there is an exceptionally large gallery landing, a luxury family bathroom and four double bedrooms including a master suite complete with bedroom, bespoke fitted dressing room and a spacious en suite shower room. The second guest bedroom also benefits from en suite facilities.

Externally the property benefits from a wonderful rear garden extending to some 150' which is landscaped and provides an amazing space for outside dining and entertaining, complete with a heated swimming pool



and a Safari Breeze Garden Room. To the front there is ample off street parking which gives access to an integral double garage.

Situated on Western Road, an affluent and prestigious cul-de-sac in Rayleigh, this spectacular house is within close proximity to local amenities including nearby schools, parks and transport links. The property is also within catchment for both Rayleigh Primary & Fitzwimarc School catchment and within walking distance of Rayleighs mainline railway station giving direct access to London Liverpool Street.

Accommodation Comprises

The property is approached via part glazed double doors leading to:

Entrance Hall 20'4 x 13'2 < 7'1

A great size entrance hall with tiled flooring throughout and Neville Johnson staircase leading to the first floor accommodation with understairs storage cupboard, coved to smooth plastered ceiling with inset spotlighting, feature

wood panelling to one wall, two cast iron effect radiators. Doors to:

Ground Floor Cloakroom 5'9 x 2'9

Double glazed obscure window to front aspect, modern two piece suite comprising low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, feature vertical radiator.

Study 13'7 x 11'2

Two double glazed Sash windows to front aspect with bespoke fitted Plantation shutters, Amtico wood flooring, coved to smooth plastered ceiling with inset spotlighting and inset speakers, extensive range of bespoke fitted office furniture including cupboards and drawers with matching eye level wall mounted units, cast iron effect radiator.

Lounge 18'9 x 13'7

A great size main reception room with feature archway leading through to the conservatory, Amtico wood flooring throughout, feature wood panelling



to one wall, feature stone fireplace with open coal fire and tiled hearth, coved to smooth plastered ceiling with inset spotlighting and speakers, vertical cast iron effect radiator.

Open Plan Kitchen & Dining Room 23'5 <13'1 x 20'1

A wonderful open plan kitchen area with six double glazed bi-folding doors to rear giving access to garden. The kitchen is fitted by Clive Christian and comprises sink unit with hot water Quooker tap inset into a range of Quartz worksurfaces with an abundance of cupboards and drawers beneath, two integrated Bosch ovens and matching induction hob with fitted canopied extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath and additional display units, central island with matching worktops and cupboards beneath, tiled flooring, coved to smooth plastered ceiling with inset spotlighting and speakers, access through to the conservatory and door leading to utility room.



Utility Room 12'7 x 9'1

Double glazed window to side aspect with bespoke fitted Plantation shutters. The utility room is fitted to include a Butler sink with mixer tap inset into a range of granite worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine and dishwasher, further range of matching eye level wall mounted units, additional stand alone storage cupboard, further cupboard housing boiler (n/t), tiled flooring, coved to smooth plastered ceiling with inset spotlighting, double glazed door to side, radiator.

Conservatory 24'3 x 12'1

A fabulous second reception room with double glazed windows to rear and side aspects with French doors leading out onto the rear garden, tiled flooring with underfloor heating.

First Floor Landing 18'9 x 15'8 <11'1

An incredible sized landing with wood flooring throughout, coved cornice to smooth plastered ceiling with inset spotlighting and speakers, built in airing cupboard housing hot water tank, loft access, cast iron effect radiator. Doors to:

Master Suite 17'5 x 11'9

A fabulous master suite which comprises:

Bedroom 17'5 x 11'9

Double glazed Sash window to front aspect with bespoke fitted day and night blind, wood flooring, coved cornice to smooth plastered ceiling with inset spotlighting and speakers, cast iron effect radiator, door to en-suite and archway through to:

Dressing Room 12'7 x 6'9 plus depth of wardrobes

Double glazed window to rear aspect with bespoke fitted Plantation shutters, continuation of wood flooring, smooth plastered ceiling with inset spotlighting, extensive range of fitted floor to ceiling wardrobes to both walls, feature cast iron effect radiator.

En-Suite Shower Room 8'9 x 8'7

Double glazed obscure Sash window to front aspect with bespoke fitted day and night blind. Modern suite comprising fully tiled walk in shower cubicle, twin wash hand basins with mixer taps and vanity cupboards and drawers beneath, low level WC, coved cornice to smooth plastered ceiling with inset spotlighting, tiled flooring with underfloor heating, heated towel rail.

Bedroom Two 23'7 x 10'1

Three double glazed windows to rear aspect with bespoke fitted Plantation shutters, wood flooring, coved to smooth plastered ceiling with inset spotlighting and speakers, extensive range of built in fitted wardrobes, access to loft space, two cast iron effect radiators.

Bedroom Three 16'1 x 10'1

Double glazed Sash window to front aspect with bespoke fitted Plantation shutters, carpeted, coved to smooth plastered ceiling with inset spotlighting and speakers, cast iron effect radiator. Door to:

En-Suite Shower Room 9'4 x 4'2

Double glazed obscure Sash window to side aspect, modern suite comprising fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Four 13'8 x 10'1

Double glazed window to side aspect with bespoke fitted Plantation shutters, carpeted, coved to smooth plastered ceiling, cast iron effect radiator.

Family Bathroom 9'5 x 6'8

Double glazed obscure window to side aspect with bespoke fitted Plantation shutters, luxury fitted suite comprising floor standing bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, fully tiled shower cubicle, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, vertical feature radiator.

Externally

Rear Garden

The property benefits from a beautifully presented and incredibly large secluded rear garden with a porcelain tiled sun terrace/patio to the immediate rear creating a wonderful space for outside dining and entertaining, there are steps leading down to the remainder of the garden where there is an inset heated swimming pool with tiled paved surround, Safari Breeze House with cedar shingle roof, beyond this there is a further lawn area with a mature range of trees and shrubs, timber outbuilding housing swimming pool equipment/changing room area.

Front Garden

To the front of the property is a block paved driveway providing ample off street parking for several vehicles giving access to:

Double Garage 17'1 x 15'8

With electric up and over door, power and light connected.

















Price £1,495,000 Freehold

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