



COUNTRYSIDE ESTATES

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90 Daws Heath Road, Rayleigh, SS6 7RQ

£575,000 Freehold

AN IMMACULATE EXTENDED 4 DOUBLE BEDROOM FAMILY HOME, offering spacious open plan accommodation with Lounge, modern fitted Kitchen and 24'2 x 16' Family room with Bi-fold doors looking out onto the garden, Utility room and cloakroom/W.C. Bedroom one 16'2 x 16'3 with En-suite, good size family bathroom with separate shower cubicle, Approx 80' beautifully maintained south backing garden with patios and cabin. Guide Price £575,000 - £600,000

Situated in a convenient position within a short walk of the Station, Schools, Marks and Spencer's food hall and Rayleigh town centre. Viewing of this property is highly recommended

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Accommodation

Composite door with glaze inset and frosted glazed panels to either side, leading to,

Entrance Hall



Spacious hallway commencing with large lobby area with window to side and tiled floor, open the remainder of the hallway with laminate flooring, spindled staircase to first floor with under stairs storage cupboards. Radiator, skimmed finish ceiling, doors to lounge and family room.



Lounge 15'2 into bay x 11'9 (4.62m into bay x 3.58m)



Bay window to front with a window seat with storage beneath,

feature fireplace with wood burner, radiator, laminate flooring large archway open to:-



Kitchen 11'7 x 11'4 (3.53m x 3.45m)



Fitted with a range of white gloss and contrasting woodgrain effect base and wall units, undermounted stainless steel sink with mixer tap, Quartz splash back to cooker area and stainless steel cooker hood and integrated dishwasher. Tiled floor, space for fridge/freezer, skimmed finish ceiling with inset lighting. Open to :-

Lounge/Diner/Family Room 24'2 x 16' (7.37m x 4.88m)



Window to rear in dining area and Aluminium Bi-fold doors to

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rear in lounge area, laminate flooring, two roof lights, skimmed finish ceiling with central ceiling light and inset lighting to either side of roof lights. Doors to entrance hall and utility room.



white gloss vanity unit with inset wash hand basin and mixer tap and cupboard under, tiled floor, skimmed finish ceiling with inset lighting.

First floor landing

Spacious landing with doors to:-

Bedroom Two 12 x 11'1 (3.66m x 3.38m)



Window to front, built in wardrobes to either side of the chimney breast, carpet, radiator and skimmed finish ceiling.

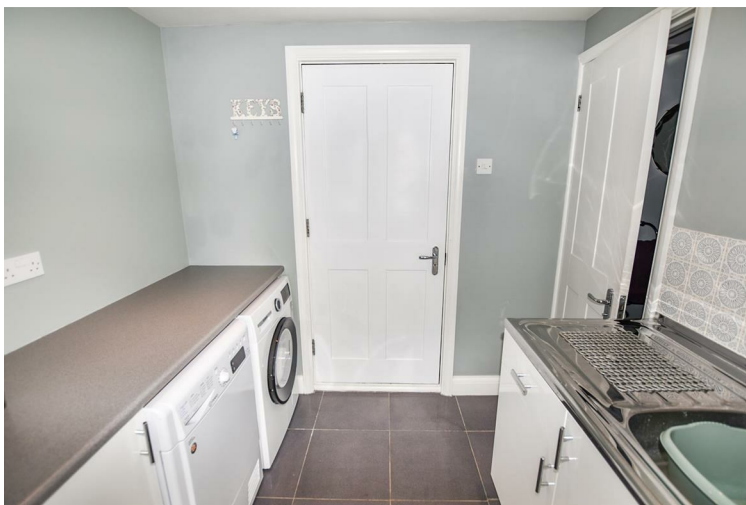
Bedroom Three 11'10 x 11'6 (3.61m x 3.51m)



Window to rear with views, carpet, radiator and skimmed finish ceiling.



Utility Room 7'5 x 5'9 (2.26m x 1.75m)



Fitted with base units to either side with work surfaces over, space and plumbing below for washing machine and tumble dryer. Stainless steel sink with mixer tap and tiled splash back. Tiled floor, skimmed finish ceiling with inset lighting. Door to:-

Cloakroom/W.C.

Modern white suite comprising close coupled dual flush W.C

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Bedroom Four 11'3 x 7'9 (3.43m x 2.36m)



Two windows to front, Karndean flooring, radiator and skimmed finish ceiling.

Family Bathroom 11'1 x 5'8 (3.38m x 1.73m)



Spacious room with modern white suite comprising paneled bath with mixer tap and shower attachment, fully tiled shower cubicle with rain head shower and hand held shower, vanity unit with wash hand basin and mixer tap and cupboard under. Tiled splash back to bath and vanity unit area, close coupled dual flush W.C. Chrome heated towel rail/radiator, tiled floor, two windows to rear, extractor fan, skimmed finish ceiling with inset lighting.



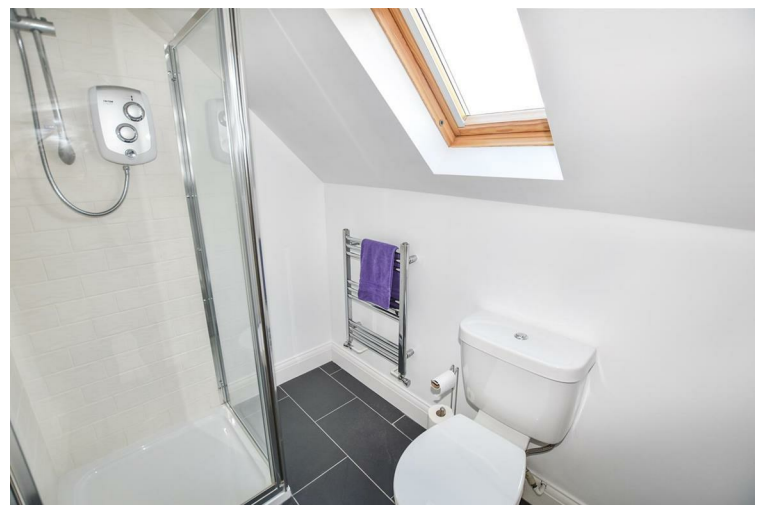
2nd Landing

Window to side and Velux window, door to:-

Bedroom One 16'2 x 13'3 (4.93m x 4.04m)

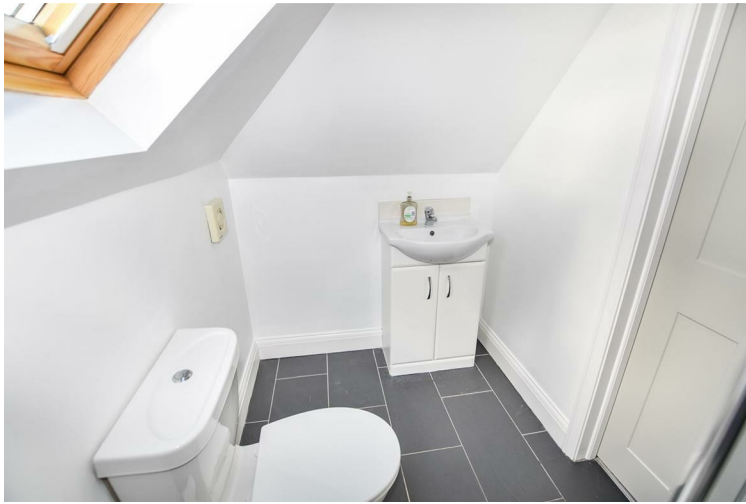


Window to rear with lovely views, Velux windows to front, cupboard into eaves. carpet, radiator, skimmed finish ceiling. Door to landing and door to:-



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En-suite



Modern white suite comprising white gloss vanity unit with inset wash hand basin with mixer tap and tiled splash back, cupboard below, close coupled dual flush W.C. fully tiled shower cubicle with electric shower, chrome heated towel rail/radiator, tiled floor, extractor fan, Velux window to rear.

Garage 18'7 x 8'3 (5.66m x 2.51m)

Aluminium up and over door, electric consumer unit, light and power, door to utility room.

Garden approx 80' (approx 24.38m)



An attractive landscaped garden commencing with decked balcony with external lighting, steps down to Indian sand stone patio area with path continuing to the rear of the garden. Flower beds to either side of a large lawn. CABIN at rear measuring 12'2 x 12'2 laminate flooring, Bi fold doors to front and window, light, power and internet connection. Garden shed, Further storage area at rear of cabin and shed. Further patio area in front of cabin and shed.



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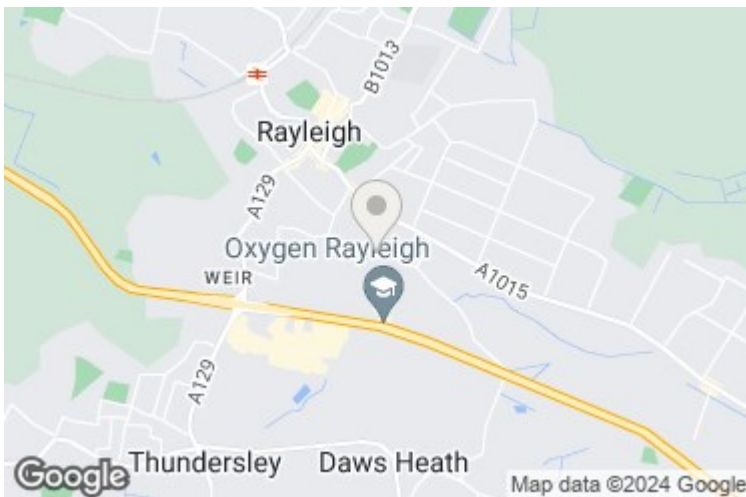
Front

Block paved driveway with lighting providing off street parking for several vehicles, attractive brick wall to three boundaries, external wall light.

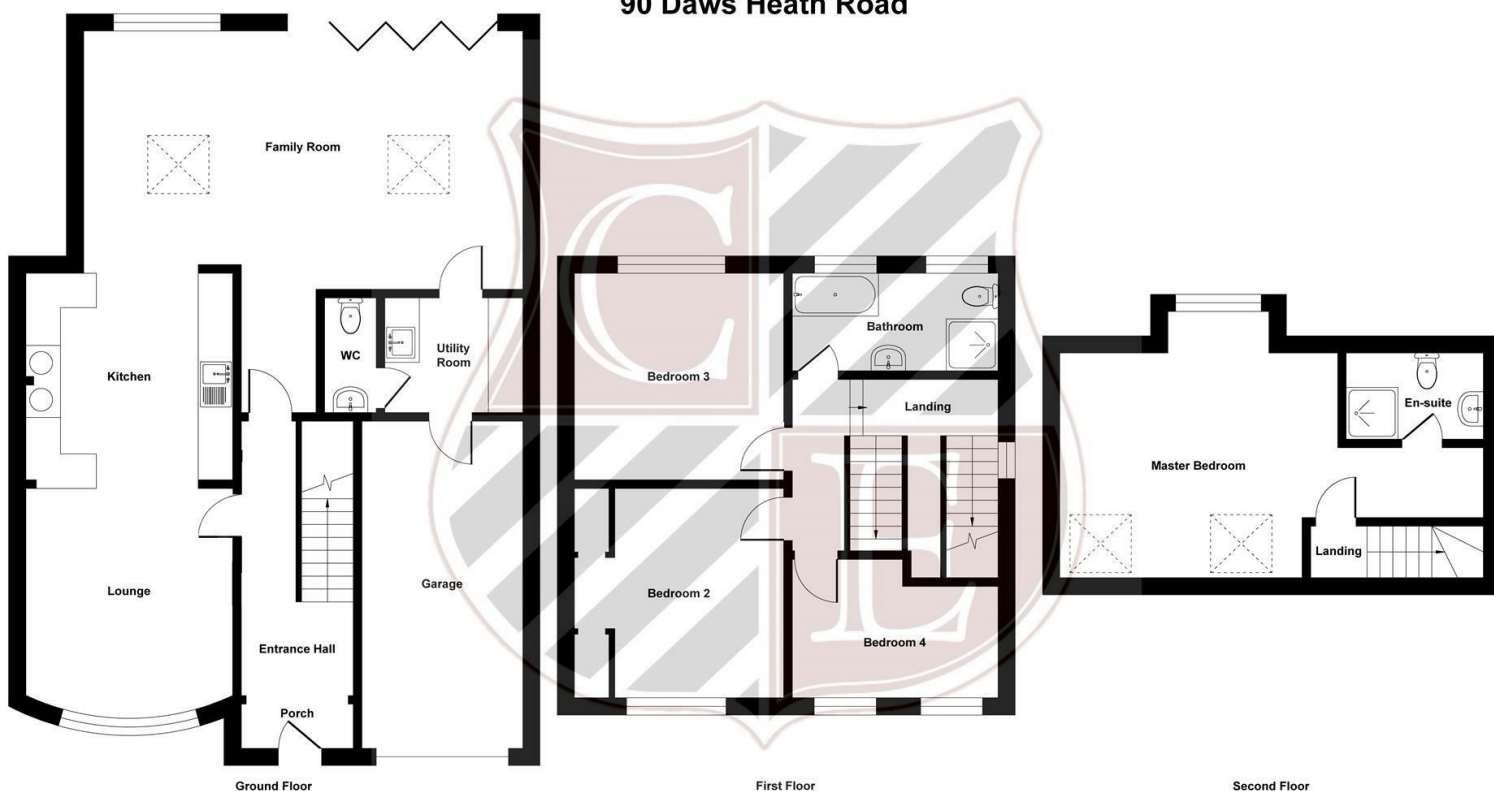
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Approx. Gross Internal Floor Area 1689 sq. ft / 156.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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