



Rayleigh, Guide Price £839,950 - £859,950, Five Bed Detached House

Off the Hockley Road ! Fantastic Detached Five Bed Family Home on a Huge approx. 1/4 Acre Plot. Double Garage to Front and Additional Garage behind Double Gates. Parking for Several Vehicles to Front. Superb Modern Decor Throughout. Potential to Extend. Solar Panels, Outbuildings. **Must be Viewed**

Council Tax Band: G EPC Rating: B Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 8DW

PRESTIGIOUS HIGHLY SOUGHT AFTER "WELLSFIELD" TURNING OFF THE HOCKLEY ROAD

SUPERB CORNER SETTING ON APPROXIMATELY 1/4 ACRE

SUBSTANTIAL FAMILY HOME WITH FIVE BEDROOMS AND FOUR RECEPTION ROOMS

DOUBLE GARAGE WITH MOTORISED DOOR AND SINGLE GARAGE BEHIND GATES

MULTIPLE PARKING TO FRONT WITH ADDITIONAL BEHIND GATE

21FT LOUNGE WITH SLIDING DOORS TO HIGH VAULTED CONSERVATORY

24FT 5 MODERN KITCHEN OPEN TO DINING / UTILITY ROOM

GALLERIED LANDING / FOUR PIECE EN-SUITE TO MASTER

BEAUTIFUL TRANQUIL WRAP-AROUND GARDEN

HUGE POTENTIAL TO EXTEND THIS IMPOSING FAMILY HOME

Energy Performance Rating: B

Council Tax Band: G

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Covered Open Entrance Porch with Outside Lighting

Entrance Hall with Stairs Leading to First Floor
11' 8" x 9' 7" (3.55m x 2.92m)

Ground Floor WC
with Double Glazed Window to Front
6' 1" x 4' 1" (1.85m x 1.24m)

Ground Floor Study / Reception
with Double Glazed Window to Front
11' 3" x 11' 1" (3.43m x 3.38m)

Through Lounge
with Folding Doors to Conservatory
and DG Window Overlooking Garden
21' 0" x 13' 10" max (6.40m x 4.21m)

High Vaulted Conservatory
with Double Glazed Windows to Three Sides
and Double Opening Doors to Rear Garden
13' 9" x 9' 10" (4.19m x 2.99m)

Fitted Kitchen open to Dining Room
24' 5" x 11' max (7.44m x 3.35m)

Kitchen Area with Modern Fitted Units,
Range Cooker and Matching Extractor Hood

Dining Area with Double Glazed Window to Front Aspect

Utility Room with Space / Plumbing for Domestic Appliances. Door and
Window to Rear Garden
8' 6" x 5' 1" (2.59m x 1.55m)

L Shaped First Floor Landing

with Natural Wood Balustrade

14' 0" max x 8' 10" max (4.26m x 2.69m)

Master Bedroom with En-Suite Bathroom.

Fully Fitted Wardrobes to One Wall

12' 6" x 11' 2" (3.81m x 3.40m)

En-Suite To Master

Four Piece Suite with Double Ended Bath and Shower Attachment,

Fitted Bathroom Furniture and Separate Shower Cubicle

8' 7" x 6' 3" (2.61m x 1.90m)

Bedroom Two

with Fitted Wardrobes and Double Glazed Window Overlooking Rear Garden

12' 9" x 9' 8" (3.88m x 2.94m)

Bedroom Three

with Built-In Cupboard and Double Glazed Window to Front

13' 10" x 7' 9" (4.21m x 2.36m)

Bedroom Four

with Built-In Wardrobe, Double Glazed Window Overlooking Rear Garden

11' 2" x 9' 8" (3.40m x 2.94m)

Bedroom Five

with Built-In Wardrobe, Double Glazed Window Overlooking Rear Garden

9' 8" x 7' 7" (2.94m x 2.31m)

Family Bathroom with Modern Suite / Shaped Bath with Shower above and Chrome Heated Towel Radiator

9' 6" x 6' 8" (2.89m x 2.03m)

Large Well Landscaped Rear Garden

with Multiple Sheds and Greenhouse.

An Abundance of Mature Bushes and Trees providing Excellent Screening.

Single Garage in Rear Garden

with Parking Space in Front Located Behind Gates which Lead to Front Drive.

Front Drive allows for Multiple Parking 4/5 Vehicles

Double Garage

with Power and Lighting and Side Door to Garden

16' 10" x 16' 1" (5.13m x 4.90m)

Notes:

This Fantastic Five Bedroom Family Home is Located on The Prestigious & Exclusive "Wellsfield" turning just off the Hockley Rd with just a short walk to Rayleigh Town Centre and Train Station.

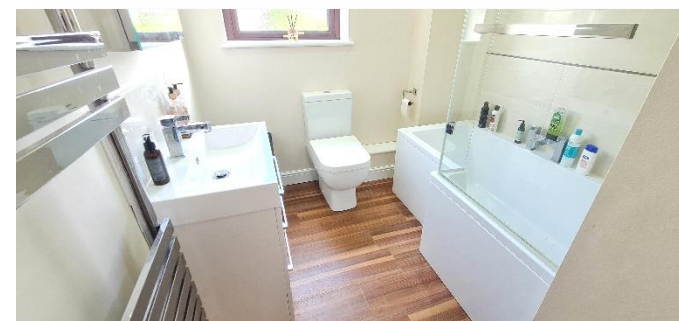
General Notes:

Heating:	Via Gas Boiler and Radiators
Electricity:	Mains Supply
Gas:	Mains Supply
Water:	Mains
Supply Sewerage:	Mains Drainage
Construction:	Standard Brick Built
Mobile Connection:	Good 4G & 5G Connections
Broadband:	Standard to Ultrafast













◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆