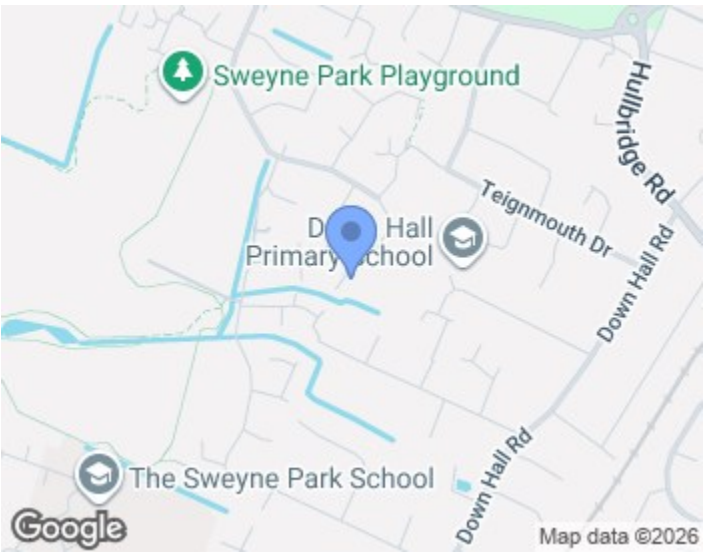




79 Downhall Park Way, Rayleigh, Essex SS6 9QP

Situated within a highly sought-after area of Rayleigh, this superb four-bedroom detached house presents an exceptional opportunity for families seeking a blend of spacious living, modern convenience, and an enviable location. Boasting two generous reception rooms, a fitted kitchen, plus separate utility room, this home is designed for comfortable family life. Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor W.C., an essential feature for any busy household. The lounge offers a bright and inviting space, while a separate dining room provides an ideal setting for formal meals or family gatherings. The heart of the home, the fitted kitchen, is complemented by a practical utility room, ensuring ample storage and functionality. Ascending to the first floor, you will find four well-proportioned bedrooms. The main bedroom, benefiting from its own private en-suite shower room. The remaining bedrooms are served by a contemporary family shower room, designed to a high standard. Externally, the property truly shines with its good-sized, unoverlooked rear garden. This private outdoor space backs directly onto playing fields, Parking is well catered for with a garage and a double-length driveway, offering space for multiple vehicles. The location of this property is undoubtedly one of its strongest assets. Being within walking distance of Rayleigh Station, providing direct and efficient links to London Liverpool Street. Rayleigh High Street, with its array of shops, cafes, and amenities, is also easily accessible, Families will particularly value the property's position within a stones throw for the highly regarded Down Hall Primary School and The Sweyne Park School also being close to hand. This property represents a fantastic opportunity to acquire a substantial family home in a prime Rayleigh location. Freehold. EPC rating tbc. council tax band F

Price £549,995



ENTRANCE HALL

Entered via PVCU door into entrance hall, Coved to ceiling, radiator, laminate flooring, stairs to first floor, doors to all ground floor rooms.

CLOAK ROOM W.C

PVCu double glazed window to front elevation, two piece white suite comprising wash basin with cupboard under, low level w.c, built in storage cupboard, radiator.

LOUNGE 18'3 x 11'3 (5.56m x 3.43m)

PVCu double glazed bay window to front elevation, feature fireplace, radiator, double doors leading to dining room.

DINING ROOM 11'1 x 8'4 (3.38m x 2.54m)

Double glazed sliding patio doors to rear garden, radiator, door to kitchen.

KITCHEN 15'10 x 11'2 (4.83m x 3.40m)

PVCu double glazed window to rear elevation, fitted with a generous range of High gloss eye and base level units, co ordinating work surfaces, stainless steel sink unit with mixer tap, integrated electric oven, inset hob with extractor hood over, plumbing for dishwasher, door to rear garden.

UTILITY ROOM 6'1 x 5' (1.85m x 1.52m)

PVCu double glazed window to side elevation, base level units, laminate work surfaces, radiator.

FIRST FLOOR

LANDING

PVCu double glazed window to side elevation, built in airing cupboard, doors to all first floor rooms.

BEDROOM ONE 14'5 x 11'3 (4.39m x 3.43m)

PVCu double glazed window to front elevation, radiator, generous range of fitted wardrobes and bedroom furniture, door to en suite shower room.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, three piece white suite comprising walk in shower cubicle with glazed screen door, wash basin, low level w.c, half height tiling to walls, radiator.

BEDROOM TWO 11'4 x 8'10 (3.45m x 2.69m)

PVCu double glazed window to rear elevation, built in wardrobe, radiator.

BEDROOM THREE 11' x 8'6 (3.35m x 2.59m)

PVCu double glazed window to rear elevation, radiator

BEDROOM FOUR 8'8 x 7'3 (2.64m x 2.21m)

PVCu double glazed window to front elevation, radiator,

SHOWER ROOM 6'11 x 5'6 (2.11m x 1.68m)

Modern re-fitted shower room, large walk in shower unit with glazed screen, wash basin with cupboard under, low level w.c, fully tiled to walls, chrome heated towel rail, PVCu double glazed window to side elevation

EXTERIOR

REAR GARDEN

Good size rear garden that backs directly on to playing fields, paved patio area, remainder laid to lawn, with covered side access, perimeter fence with gate providing access to front, courtesy door into garage

GARAGE 17'11 x 9' (5.46m x 2.74m)

Up & over door, power and light connected.

FRONT GARDEN

Paved to front with double length drive way to garage.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through

Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM W.C
- FITTED KITCHEN
- UTILITY ROOM
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- SECLUDED REAR GARDEN
- GARAGE AND DOUBLE LENGHT DRIVEWAY
- FREEHOLD, COUNCIL TAX BAND F, EPC RATING TBC

