



COTSWOLD AVENUE, RAYLEIGH
£550,000 FREEHOLD

A BEAUTIFUL FOUR-BEDROOM DETACHED CHALET IN A SOUGHT-AFTER LOCATION

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DESCRIPTION:

Winkworth are delighted to bring to the market this beautiful four-bedroom detached chalet situated in a sought-after location within close walking distance to Fitzwimarc Senior School and Sixth Form as well as Rayleigh High Street and mainline railway station with links to London, Liverpool Street.

Having been extended and improved by the current vendors to a very high specification throughout with a beautiful fitted kitchen and modern bathroom, fantastic rear garden and a sweeping in and out driveway providing off street parking for several vehicles.

We strongly advise an internal viewing.

Entrance via uPVC glazed entrance door to entrance porch.

Entrance Porch: - Door to entrance hall.

Reception Hall: - Wood effect flooring. Coving to plastered ceiling. Radiator. Stairs to first floor accommodation. Oak doors to all ground floor rooms.

Ground Floor Bedroom: - 9' 10" x 8' 2" (3m x 2.49m) Double glazed window to front. Radiator. Coving to plastered ceiling.

Ground Floor Bedroom: - 8' 2" x 5' 6" (2.49m x 1.68m) Double glazed window to side. Radiator. Coving to plastered ceiling

Lounge/Diner: - 21' 7" x 11' 8" (6.58m x 3.56m) Double glazed window to front and double-glazed French doors providing access to rear garden. Feature wall mounted electric fire. Radiators. Coving to plastered ceiling.

Kitchen 11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window to rear and side. A range of modern high gloss units with work surface, one and a half sink drainer unit. Breakfast bar. Built in NEFF double oven with hob and extractor hood above. Integrated fridge freezer, washing machine and dishwasher. Concealed boiler. Contemporary radiators. Coving to plastered ceiling. Laminate wood effect flooring.

Ground Floor Shower Room: - Obscure double-glazed window to rear. A three-piece suite comprising double walk in shower cubicle with thermostatic shower, inset wash hand basin with high gloss vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.

First Floor Landing: - Double glazed window to side.

Bedroom One: - 14' 5" x 7' 8" (4.39m x 2.34m) (With some restrictive head height). Double glazed window to front and rear. Plastered ceiling with inset spotlighting. Radiator.

Bedroom Four: - 8' 5" x 7' (2.57m x 2.13m) Double glazed window to rear. Coving to plastered ceiling. Radiator.

Bathroom: - Obscure double-glazed window to rear. A three-piece suite comprising tiled panelled bath with full height glass screen and thermostatic waterfall shower over, inset wash hand basin with vanity storage below and close coupled wc. Tiled flooring. Tiled walls. Plastered ceiling with inset spotlighting.

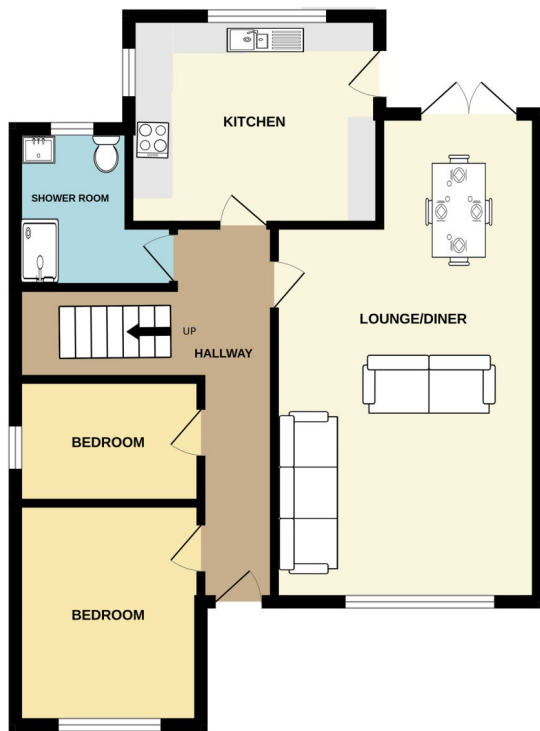
Exterior: -

Rear Garden: - A lovely garden commencing with a raised solid wood decking area with balustrade and steps down to garden. Laid to lawn. A selection of mature flower and shrub borders. Shed to remain. Door to garage. Double gates providing access to front.

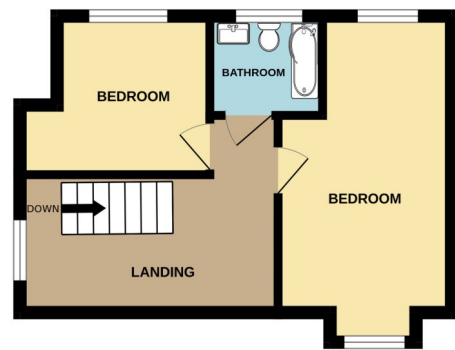
Front: - has a block paved sweeping in and out driveway providing off street parking for several vehicles leading to attached garage with up and over door.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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