



COUNTRYSIDE ESTATES

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3 Drakes Way, Rayleigh, Essex, SS6 8BS

£425,000 Freehold

A DETACHED THREE BEDROOM CHALET WITH OUTSTANDING VIEWS ACROSS RAYLEIGH AND BEYOND. Ideally located in a quite cul-de-sac within easy walking distance of Rayleigh High Street and Station. This property offers good sized accommodation comprising a spacious lounge/diner, kitchen with side access, two double bedrooms with fitted wardrobes, a four piece suite bathroom plus a separate cloakroom/w.c to the ground floor. Stairs leading from the lounge to bedroom three on the 1st floor.

Externally, an unoverlooked landscaped rear garden separated into three tiers mostly laid to lawn. Hard standing driveway providing ample off street parking in addition to the double garage.

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OUTSTANDING VIEWS



Accommodation

Upvc double glazed entrance door. Opening to:

Entrance Hall

Upvc double glazed obscure window to side aspect. covered artex ceiling, carpet, radiator and power points. Doors leading to:

Cloakroom

Upvc double glazed obscure window to front aspect, covered artex ceiling, cushion flooring, fully tiled walls, close coupled w.c, space and plumbing for washing machine, radiator.

Lounge/Diner 28'2 x 9'11 (8.59m x 3.02m)



Upvc double floor to ceiling window overlooking the amazing view to front of property, plus two high level windows to side aspects, covered artex ceiling, carpet, low level radiators, TV and power points. Staircase to first floor accommodation and door leading to inner hall.



Inner Hall

Carpet, coved artex ceiling, airing cupboard, radiator and power points. Doors leading to:

Kitchen 11'10 x 8'10 (3.61m x 2.69m)



Upvc double glazed window to rear aspect and door opening to side, tiled flooring and fully tiled walls, range of fitted wall and base units, electric hob with extractor over, double oven/grill, stainless steel sink with drainer, space for fridge freezer and dishwasher, radiator and power points.



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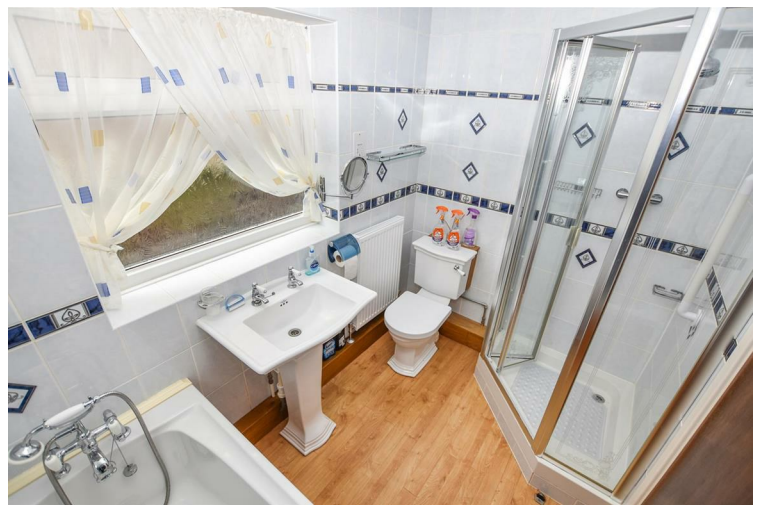
Bedroom One 16'10 x 9'8 (5.13m x 2.95m)



Upvc double glazed window rear aspect, coved artex ceiling, carpet, fitted wardrobes, radiator, TV and power point.



Bathroom 8'3 x 5'6 (2.51m x 1.68m)



Upvc double glazed obscure window to side aspect, artex ceiling, cushion flooring, fully tiled walls, paneled bath, shower cubicle, pedestal wash hand basin, close coupled w.c, radiator and electric shaver point.

Bedroom Two 12'9 x 8'10 (3.89m x 2.69m)



Upvc double glazed window to rear aspect, coved artex ceiling, carpet, fitted wardrobes, radiator and power points.



First Floor

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Bedroom Three 13'10 x 12'0 (4.22m x 3.66m)



Upvc double glazed window to rear and side aspects, three velux window to front aspect, smooth plastered ceiling, carpet, storage to eaves, radiator and power points.

Rear Garden



Landscaped garden commencing with patio area adjoining property, steps leading up to a three tiers laid to lawn with flower bed borders, deck areas and wooden shed, side access and water tap.



Garage 18'5 x 14'0 (5.61m x 4.27m)

Double garage with electric up and over door, power points and lighting.

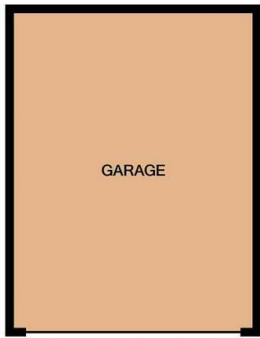
Front Garden



Hard standing driveway providing ample off street parking, stairs leading to front door, landscaped flowers beds.

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

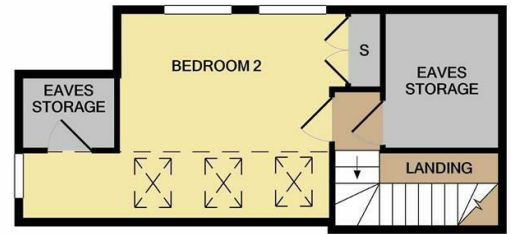
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20)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



LOWER GROUND LEVEL
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.6 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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