



Windsor Way | Rayleigh | SS6 8PE

£525,000

**bear**  
Estate Agents

Bear Estate Agents are pleased to present this modernised and spacious three/ four bedroom semi-detached home, offering versatile accommodation throughout, excellent off-street parking and a generous garden, all ideally positioned close to local amenities.

The property welcomes you with a bright and inviting entrance leading to a spacious living area, complemented by a modern kitchen with adjoining utility room. To the rear, a conservatory provides additional living and dining space with views over the garden, ideal for both everyday living and entertaining. Also on the ground floor is a flexible bedroom/study, perfect for guests, home working or multigenerational living.

Upstairs boasts three well-proportioned bedrooms alongside a contemporary family bathroom. Externally, the home benefits from a spacious rear garden, an outbuilding, garage and ample off-street parking. Well located for local shops, schools and transport links, this property offers a superb balance of space, practicality and convenience

- Two Gardens
- Open Plan Layout
- Parking for Multiple Vehicles
- Guest WC
- Separate Gym (Outbuilding)
- Study / Bedroom Four
- Large Kitchen
- Utility Room
- Great School Catchments
- Modernised

### Exterior ( Front)

Independent block driveway with parking for approximately three vehicles, there is a double side gate leading to garden one, garage with roller shutter and steps leading up to the entrance porch:

### Entrance Porch

6'2 x 5'10 (1.88m x 1.78m)

UPVC double glazed door and window to the front aspect, smooth ceilings with inset spotlights, wood flooring, coconut matting, power points and an open cut-through into the entrance hall:

### Entrance Hall

7'5 x 6'5 (2.26m x 1.96m)

Stairs to first floor and under stair storage, Nest heating control, wooden flooring, smooth ceilings with coving to ceiling edge, centre ceiling light, power points and telephone points.





## Lounge/Diner

dining area: 16'8 x 10'4 / lounge area: 18'5 x 17' (dining area: 5.08m x 3.15m / lounge area: 5.61m x )  
Wooden flooring throughout, two double glazed windows to the rear aspect, two feature fireplaces, recess storage, smooth ceilings with coving to ceiling edge, inset spotlights, wall lights, plenty of power points, AV points, vertical radiators and double doors which leads onto the kitchen.

## Kitchen

13'11 x 10'6 (4.24m x 3.20m)  
Tiled flooring throughout, smooth ceilings with inset spotlights, large range master induction hob with double oven and plate warmers, extractor fan, modern cream shaker style top and base units, granite worktops, double sink with mixer tap, space for a large fridge/freezer, plenty of storage, plenty of power points, space for a dishwasher, large breakfast bar, UPVC double glazed door onto the sideway, double glazed windows to the side aspect onto garden one and a large Velux window.

## Utility Room

7'7 x 6'7 (2.31m x 2.01m)  
Tiled flooring throughout, tiled splashbacks, modern white top and base units, with rolled top worksurface, plenty of power points, spotlights, space for a washing machine and tumble dryer and double glazed window to the side aspect.

## Ground Floor WC

Fully tiled surround, obscure double glazed window to the side aspect, smooth ceilings with inset spotlights, newly tiled flooring, all-in-one WC and sink vanity unit with storage and mixer tap.

## Study/Bedroom Four

8'1 x 6'3 (2.46m x 1.91m)  
Double glazed window to the side aspect, plenty of power points, radiator and smooth ceilings with inset spotlights.

## Conservatory

12'5 x 9'6 (3.78m x 2.90m)  
Double glazed French doors from the lounge, tiled flooring throughout, enclosed ceiling with centre ceiling light and built-in ceiling fan, full double glazed window surround, radiator, plenty of power points and double glazed French doors onto garden.

## First Floor Landing

Smooth ceilings with coving to ceiling edge, inset spotlights, double glazed window to the front aspect, loft access, large storage cupboard and doors to bedrooms and main bathroom.

## Bedroom One

12'11 x 9'9 (3.94m x 2.97m)  
Large double glazed windows to the rear aspect, radiator, plenty of power points, potential for built-in storage, AV points, smooth ceilings with coving to ceiling edge and inset spotlights.



## Bedroom Two

13'0 x 8'5 (3.96m x 2.57m)

Double glazed windows to the rear aspect, radiator, smooth ceilings with coving to ceiling edge, plenty of power points and potential for built-in storage.

## Bedroom Three

11'2 x 6'1 (3.40m x 1.85m)

Smooth ceilings with coving to ceiling edge, inset spotlights, double glazed windows to the front aspect, radiator, potential for built-in storage and plenty of power points.

## Main Bathroom

7'7 x 7'5 (2.31m x 2.26m)

Wood effect flooring throughout, fully tiled wall surround, large double glazed obscure window to the front aspect, modern white vanity unit with a large porcelain sink and mixer tap, wall-mounted white storage cupboard with inset spotlights and mirror, modern vanity dual flush WC with storage, a corner bath and large separate shower, classic radiator and a further double glazed window to the side aspect.

## Garden One

25'0 (7.62m)

Block paved patio to the rear and the side with lighting, newly erected fences surround, large area to sit and enjoy, outside power, lighting, external water supply and access to the sideway. Purpose built outbuilding.

## Outbuilding

9'10 x 7'11 (3.00m x 2.41m)

Power, double glazed lead light doors, double glazed windows to the front aspect, smooth ceilings with coving to ceiling edge, plenty of power points, wooden flooring, insulated, UPVC soffits and potential for built-in storage. Currently being used as a gym but would be a perfect home office.

## Garden Two

20'0 x 14'8 (6.10m x 4.47m)

This is a private garden with new fences surround, external lighting, mainly for seating, large unoverlooked patio and two composite storage sheds.

## Storage Garage To Front

Roller Shutter Door. Lighting, power.

## Agents Notes

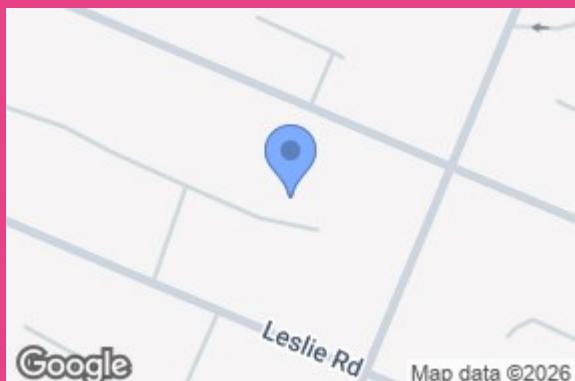
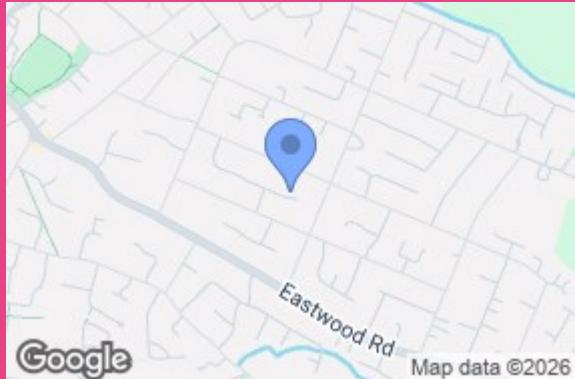
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D





**11 Main Road, Hockley, Essex SS5 4QY**

**1st Floor** Approx. Floor Area 423 Sq.Ft. (39.3 Sq.M.)

**Ground Floor** Approx. Floor Area 906 Sq.Ft. (84.2 Sq.M.)

**Total Approx. Floor Area** 1330 Sq.Ft. (123.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2022

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(31-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**England & Wales**

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
[hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk)  
<https://www.bearestateagents.co.uk>