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Vernon Avenue, Rayleigh £1,800 Per month

This four bedroom semi detached family home with huge kerb appeal boasts a rear garden with a 26ft games room with bi folding doors, 21ft lounge/diner, 12ft kitchen, utility room, ground floor W/C, modern family bathroom, off street parking, entrance porch with vaulted ceiling and situated in a highly sought after location within walking distance to Rayleigh train station.

Entrance

UPVC double glazed composite door opening to:

Hallway

Smooth plastered ceiling with inset spot lights, Oak effect laminate flooring, radiator, stairs leading to first floor, doors opening to:

Lounge Diner

21'9" x 11'5" (6.63m x 3.48m)

UPVC double glazed window to front, UPVC double glazed French doors to rear, opening to the garden, chimney breast, feature wall papered flank wall, radiator, wood effect laminate flooring.

Kitchen

12'3" x 9'10" (3.73m x 3.00m)

A range of wall and base units in a cream shaker style, Oak effect rolled work surfaces with 1.5 white ceramic sink and drainer with stainless steel mixer tap over, tiled splash back, Range cooker (to remain), extractor fan over, space for fridge freezer, integrated dishwasher, larder cupboard, additional storage cupboard housing the combination boiler, smooth plastered ceiling, Oak effect laminate flooring, UPVC double glazed window to rear, UPVC double glazed door opening to the side.

Utility Room

7'11" x 6'3" (2.41m x 1.91m)

Smooth plastered ceiling, UPVC double glazed window to front, wall units with roll top work surface and space under for washing machine and tumble dryer, Oak effect laminate flooring, radiator.

Ground Floor Cloak Room

7'4" x 3'5" (2.24m x 1.04m)

Low level close coupled toilet with chrome effect push button flush, vanity unit housing the hand wash basin with stainless steel mixer tap over, tiled splash back, obscure UPVC double glazed window to side, feature sparkle effect wall paper to flank wall, Oak effect laminate flooring.

Landing

Complimentary carpet flooring continued from stairs, smooth plastered ceiling loft hatch, doors opening to:

Bedroom One

11'5" x 11'4" (3.48m x 3.45m)

UPVC double glazed window to front, Oak effect laminate flooring, smooth plastered ceiling, storage cupboard, radiator.

Bedroom Two

11'5" x 11' (3.48m x 3.35m)

UPVC double glazed window to front, Oak effect

laminate flooring, smooth plastered ceiling, storage cupboard, radiator.

Bedroom Three

9'4" x 8'7" (2.84m x 2.62m)

UPVC double glazed window to rear, Oak effect laminate flooring, smooth plastered ceiling, radiator.

Bedroom Four

9'4" x 8'7" (2.84m x 2.62m)

UPVC double glazed window to rear, Oak effect laminate flooring, smooth plastered ceiling, radiator.

Family Bathroom

UPVC obscure double glazed window to rear, bath with stainless steel mixer tap and hand held shower attachments, over, vanity unit housing the hand wash basin with stainless steel mixer tap over, low level close coupled toilet with chrome effect push button flush, gloss marble effect tiling to walls and floor with a glass mosaic tiled border, smooth plastered ceiling, chrome effect heated towel rail.

Rear Garden

A beautifully landscaped South facing rear garden commencing with a paved patio area, suitable for outside table and chairs, sleeper borders housing a variety of plants, flowers and bushes, gated side access to the front of the property, access to the games room summer house.

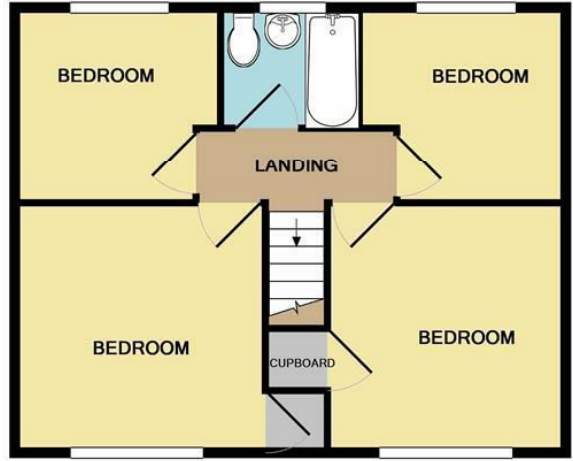
Games Room Summer House

26'2" x 8'11" (7.98m x 2.72m)

A recently constructed games room with aluminium bio-folding doors to front, smooth plastered ceiling with inset spot lights, luxury vinyl wood effect flooring, power and lighting, UPVC double glazed window to front, bar with integrated shelving.

Frontage

A paved driveway providing off street parking for two to three vehicles, a decorative brick built dwarf wall, gated side access to the rear of the property.

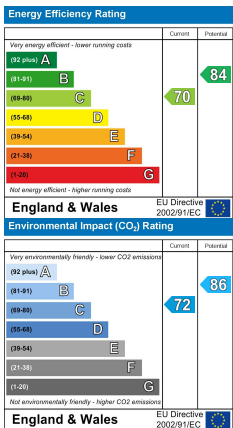


1ST FLOOR



GROUND FLOOR

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
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