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today on 01268 777400***



Rayleigh Road, Benfleet Guide price £435,000

Introducing a five bedroom property boasting modern amenities and stylish comforts. This inviting home offers spacious living areas, four comfortable bedrooms, and a beautifully landscaped rear garden perfect for relaxation and entertaining. With its convenient layout and desirable features, this property promises a lifestyle of comfort and convenience. **GUIDE PRICE £435K-£465K**

ENTRANCE HALL

Skimmed ceiling, overhead lighting, side aspect UPVC front door, under stairs storage, coat cupboard, radiator and wood effect flooring.

Doors leading to:

W/C

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window radiator and tiled flooring.

LIVING ROOM

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed bay window, radiator, feature fireplace and wood effect flooring.

Door leading to:

BEDROOM FIVE

Previously a garage, this room has been converted into a bedroom with plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, front aspect UPVC double glazed bay window, radiator and carpeted flooring.

RECEPTION ROOM

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed French doors with side window panels, radiator and wood effect flooring,

Door leading to:

KITCHEN/DINER

Kitchen:

Skimmed ceiling, spotlighting, side and rear aspect UPVC double glazed windows and tiled flooring. Kitchen comprises of a range of base and eye level units with a wood effect counter and splashback tiling, integrated sink drainer and space for a fridge freezer, dishwasher and oven.

Diner:

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured back door, radiator and tiled flooring.

Door leading to:

UTILITY ROOM

Plastered ceiling, overhead lighting, obscured single pane window to the entrance hall and tiled flooring. space for a washing machine and tumble dryer, the room also houses the boiler.

LANDING

Plastered ceiling, overhead lighting, loft access hatch, side aspect original wooden window with aluminium framed secondary glazing, airing cupboard and carpeted flooring.

Doors leading to:

BEDROOM ONE

Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Door leading to en-suite:

Three piece en-suite with skimmed ceiling, overhead lighting, side aspect UPVC double glazed window, floor to ceiling tiled walls, heated towel rack, walk in shower, under sink storage and tiled flooring.

BEDROOM TWO

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM THREE

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM FOUR

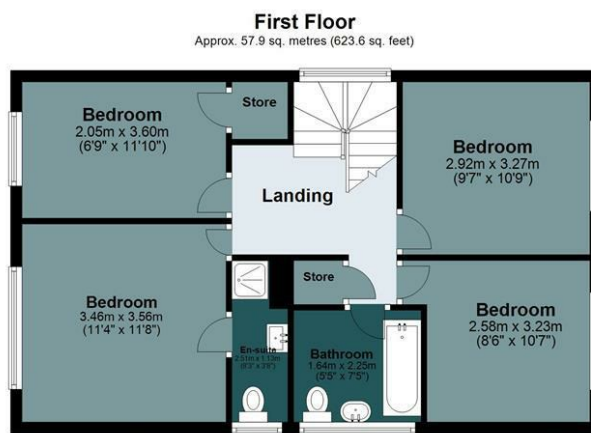
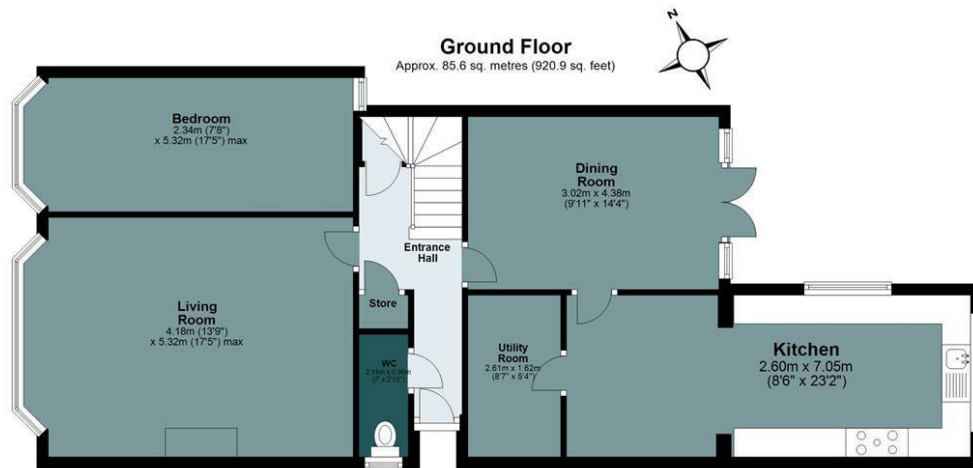
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, built in cupboard and carpeted flooring.

BATHROOM

Three piece family bathroom with a skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, floor to ceiling tiled walls, heated towel rack, bath with overhead showerhead, under sink storage and tiled flooring.

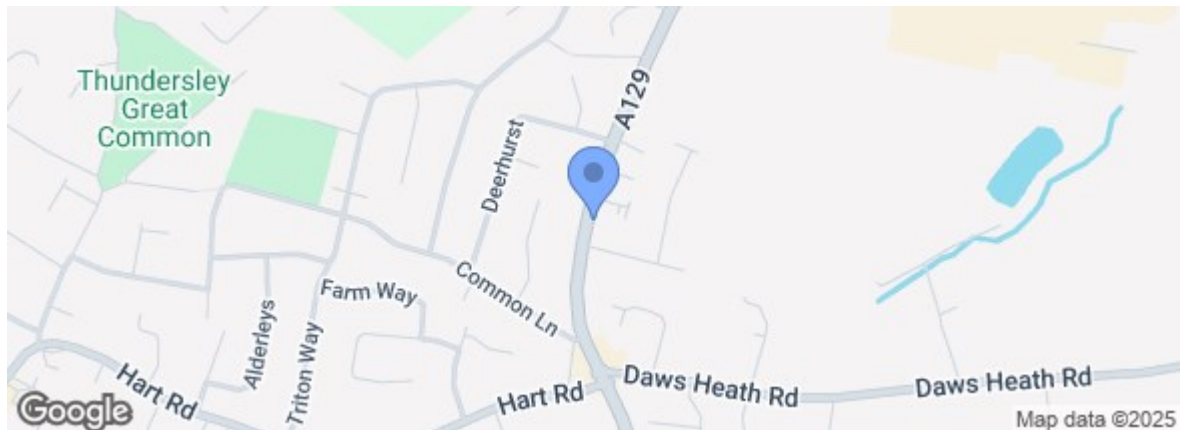
REAR GARDEN

Leading from the reception room doors, there is a paved area with side access to the driveway on the left side of the property, external tap, a patioed area spanning the width of the garden with the rest laid to lawn.



Total area: approx. 143.5 sq. metres (1544.6 sq. feet)
Rayleigh Road

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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	



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