



\* £375,000 - £400,000 \* Two double bedroom semi-detached chalet offering open plan living space, a conservatory, a study, off-street parking, a garage and a large rear garden. Situated in a popular area in Eastwood close to bus connections and amenities.

- Semi-Detached Chalet
- Bright and Airy Conservatory
- Generous Study
- Master Bedroom to the First Floor
- Garage
- Open Plan Kitchen/Family Room
- Bay Fronted Bedroom to the Front
- Three Piece Bathroom
- Off-Street Parking to the Front
- Large Rear Garden

## Rayleigh Avenue

Leigh-on-Sea

**£375,000**

Price Guide



# Rayleigh Avenue



Bear Estate Agents are excited to bring to the market, this semi-detached chalet. The accommodation is well presented throughout and comprises a spacious open plan kitchen/family room, a bright and airy conservatory, a study, bay fronted bedroom and a three piece bathroom on the ground floor. Stairs in the study lead up to the master bedroom which boasts storage. Externally, the property presents off-street parking, a garage and a sizeable garden.

Rayleigh Avenue is a popular residential road in Eastwood just minutes from convenient bus links and amenities. Within the area, you can find iconic parks, excellent schools and train lines with links to London.

## **Two Bedroom Semi-Detached Chalet**

### **Porch**

### **Entrance Hall**

### **Kitchen/Family Room**

18'11 x 18'5

### **Conservatory**

17'0 x 7'3

### **Study**

9'11 x 8'0

### **Bedroom Two**

11'7 x 10'9

### **Bathroom**

7'7 x 6'9

### **Landing**

### **Bedroom One**

16'4 x 12'4

### **Off-Street Parking**

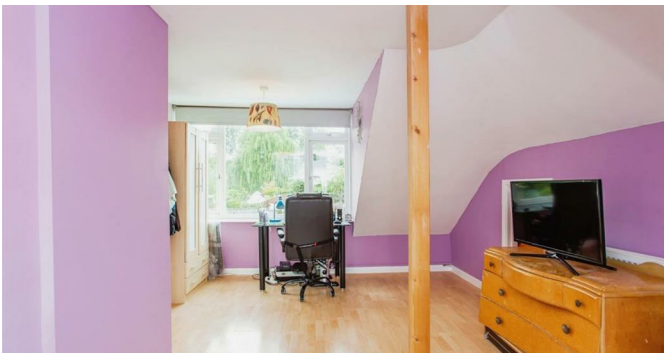
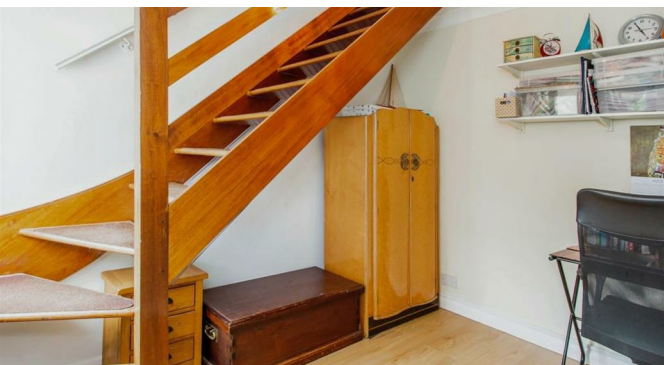
### **Garage**

20'2 x 8'11

### **Garden**

### **Agents Note**

The property benefits from external wall insulation. This helps reduce the household bills.



# Floor Plan

**Ground Floor**      **First Floor**      **Garage**

**Conservatory**  
5.18m x 2.20m  
(17'0" x 7'3")

**Kitchen/Reception/Dining Room**  
5.26m x 3.82m  
(17'3" x 12'5")

**Study**  
3.01m x 2.44m  
(9'11" x 8'0")

**Hall**

**Bedroom 2**  
3.53m x 2.28m  
(11'7" x 7'6")

**Bath**

**Bedroom 1**  
4.97m x 3.75m  
(16'4" x 12'4")

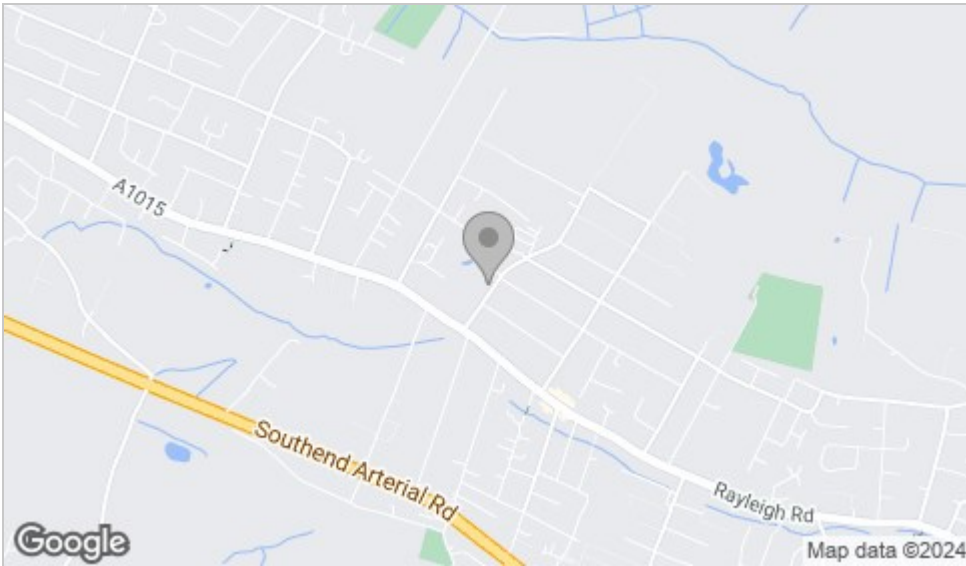
**Garage**  
6.10m x 2.71m  
(20'0" x 8'11")

Total floor area 103.3 m<sup>2</sup> (1,112 sq.ft.) approx  
Restricted height areas 3.0 m<sup>2</sup> (32 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	