



**579 Rayleigh Road
Eastwood, Essex SS9 5HR
£525,000**

- Refurbished & Contemporary Living
- Up to 4 Bedrooms
- Cloakroom
- Quality Open Plan Lounge & Kitchen
- Luxury Bathroom
- Ample Parking
- 150' South Facing Garden
- High Quality Fittings Throughout
- New Heating System & Rewired
- No Onward Chain



12-14 Berrys Arcade
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Rayleigh
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																													



****** REFURBISHED DETACHED HOME WITH 145' REAR GARDEN ******

Offering versatile accommodation with up to 4 bedrooms, cloakroom, luxury bathroom and a superb open plan kitchen family room, new floor coverings, UPVC double glazing & gas central heating, ample parking and no onward chain, Situated in a most convenient location close to local shops & schools and excellent road links to surrounding area's whilst rail stations & London Southend airport is also close reach

OUTSIDE

REAR GARDEN 145' (44.20m)

South Backing, new paved patio extending to the side with the remainder lawned with a further shingle patio/hardstanding to the rear elevation, access to front,

FRONT GARDEN

Provides parking for two to three cars, remainder laid to shrub gardens

ACCOMMODATION

RECEPTION HALL

UPVC door to: stairs to first floor, large cloaks cupboard with plumbing for washing machine, spot lighting, power points,

CLOAKROOM

UPVC double glazed window to side, white suite comprising, low level wc, wash hand basin, radiator, boiler cupboard with new combination boiler,

OPEN PLAN LIVING ROOM & KITCHEN 20'5 x 19' (6.22m x 5.79m)

Double glazed Bi-Folding Doors & window to rear, roof lantern, spot lighting, radiator power points, open way to the kitchen area,

KITCHEN AREA: 12' X 10'7 Brand new fitted kitchen to both eye level & base level with contrasting worktops, sink unit, fitted appliances including dishwasher, fridge freezer, hob, extractor fan & double oven, spot lighting, power points,

BEDROOM 4 10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window to front, radiator, power points,

BEDROOM 3/SITTING ROOM 17'5 x 7'7 (5.31m x 2.31m)

UPVC double glazed bay window to front, radiator, power points,

FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space,

BEDROOM 1 11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window to rear, radiator, power points,

BEDROOM 2 10'5 x 10' (3.18m x 3.05m)

UPVC double glazed window to front, radiator, power points,

LUXURY BATHROOM

UPVC double glazed window to front, fitted to a high standard with a panelled bath, large shower cubicle having matt black shower unit, vanity wash hand basin tiled walls and flooring, heated towel rail,