

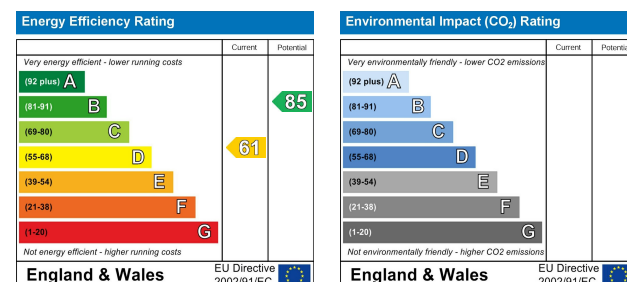
**47 Highfield Crescent  
Rayleigh, SS6 8JP  
Guide price £425,000**

- Easy Access To High Street
- Quality Kitchen/Diner
- Modern Shower Room
- Large UPVC Double Glazed Conservatory
- 2 Bedroom
- Ample Parking
- 90' Rear Garden
- Most Popular Location
- Well Maintained
- No Onward Chain



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\*\*\*\* SPACIOUS 2 BEDROOM 2 RECEPTION AREA SEMI DETACHED BUNGALOW WITHIN A SHORT WALK OF RAYLEIGH HIGH STREET \*\*\*\*

GUIDE PRICE £425,000 TO £450,000

A most spacious bungalow offering well proportioned accommodation including 2 bedrooms, lounge with light oak wood flooring, 13' UPVC conservatory, quality fitted kitchen/diner, utility room, modern fitted shower room, UPVC double glazed windows, Externally the property benefits from ample off road parking with own drive and a delightful 90' rear garden,

Whilst situated in the most popular location yet within a short walk of Rayleigh High Street, Station & local parks, and we strongly recommend an early internal viewing

#### ACCOMMODATION

##### RECEPTION HALL

UPVC double glazed door to, light oak wood flooring, access to loft space with ladder, spot lighting, radiator, power points,

##### LOUNGE 13'1 X 13'1

UPVC double glazed bay window to front elevation, feature fireplace with inset gas living flame fire, coving, radiator, power points, light oak wood flooring, Tv & telephone point,

##### KITCHEN/DINER 13'1 x 13'3 (3.99m x 4.04m)

UPVC double glazed window to rear, fitted with a modern range of cream Shaker style eye level & base level units with matching pan drawers & wine rack, wood block effect rolled edge work tops, stainless steel sink drainer with mixer taps, ceramic hob with extractor fan, fitted oven, integrated appliances including fridge freezer, splash back tiling, tiled flooring, radiator, power points, coving, spot lighting,

##### INNER LOBBY

Doors to both utility & shower room tiled floor, coving, spot lighting,

##### UTILITY ROOM 4'8 x 4'8 (1.42m x 1.42m)

UPVC door leading to the conservatory, fitted work tops, plumbing for washing machine, wall mounted boiler, power points, tiled floor, coving, spot lights,

##### UPVC DOUBLE GLAZED CONSERVATORY 13' x 9' (3.96m x 2.74m)

UPVC double glazed windows to three elevations & French doors to the rear garden, tiled floor, power points, ,

##### SHOWER ROOM

UPVC double glazed window to rear, quality white suite comprising, walk in shower with glazed screen, low level wc, wall mounted wash hand basin with

drawers below, splash back wall tiling complimenting the contrasting tiled floor, coving, spot lighting, heated towel rail,

##### BEDROOM 1 11' x 10'9 (3.35m x 3.28m)

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

##### BEDROOM 2 9'5 x 9' (2.87m x 2.74m)

UPVC double glazed window to side, coving, radiator, power & telephone points,

#### OUTSIDE

##### REAR GARDEN 90' (27.43m)

A delightful garden with paved patio leading to lawn and further patio to rear, established shrubs, tap, timber shed, access to front