



65 Alexandra Road, Rayleigh, SS6 8HT
Offers in excess of £450,000

****** 3 BEDROOM LINK DETACHED HOME IN PRIME LOCATION ******

An immaculate linked detached 3 bedroom home being offered with no onward chain and benefits from a reception hall, cloakroom, 28' lounge/diner, quality fitted kitchen and to the first floor are three bedrooms and bathroom, UPVC have been installed & externally is a secluded rear garden garage and own drive.

The property is situated in a most sought after location being close local walks and local shops whilst Rayleigh High Street, Station & Schools are close by.

ACCOMMODATION

Double glazed door to: laminate flooring, radiator, power point stairs to first floor,

CLOAKROOM

UPVC double glazed window, modern white suite comprising low level wc, vanity wash hand basin with storage below & splash back tiling, laminate flooring, radiator,

LOUNGE/DINER

28'8 x 11'9 (8.74m x 3.58m)

Double aspect room with double glazed window to front & French doors to rear, laminate flooring, radiators, power & Tv points, coving,

KITCHEN

11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window & door to rear, recently fitted with a quality range of contemporary style eye level & base level units with complimentary worktops with inset sink, ceramic hob with extractor above, electric oven, integrated Bosch dishwasher, plumbing for washing machine, wine cooler, space for fridge/freezer, laminate flooring, power points,

FIRST FLOOR LANDING

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

BEDROOM 1

12'4 12'3 (3.76m 3.73m)

UPVC double glazed window to front, fitted wardrobes to one wall with hanging rails & inset drawers, radiator, power points, coving,

BEDROOM 2

13'7 x 10'8 (4.14m x 3.25m)

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

BEDROOM 3

9'4 x 8'8 (2.84m x 2.64m)

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

BATHROOM

Recently fitted with a luxury white suite comprising panelled bath with thermostatically controlled shower & fitted screen, low level wc, vanity wash hand basin with storage below & wall mounted illuminated mirror, fully tiled walls & complimentary tiled floor, heated towel rail, spot lighting,

OUTSIDE

REAR GARDEN

38' (11.58m)

Paved patio area leading to artificial lawn and established shrub borders, lighting, tap shed to side,

FRONT GARDEN

Laid to lawn which extends to side,

GARAGE & OWN DRIVE

Own drive provides parking and access to garage with electric roller door to front, further door to side, lighting & power points

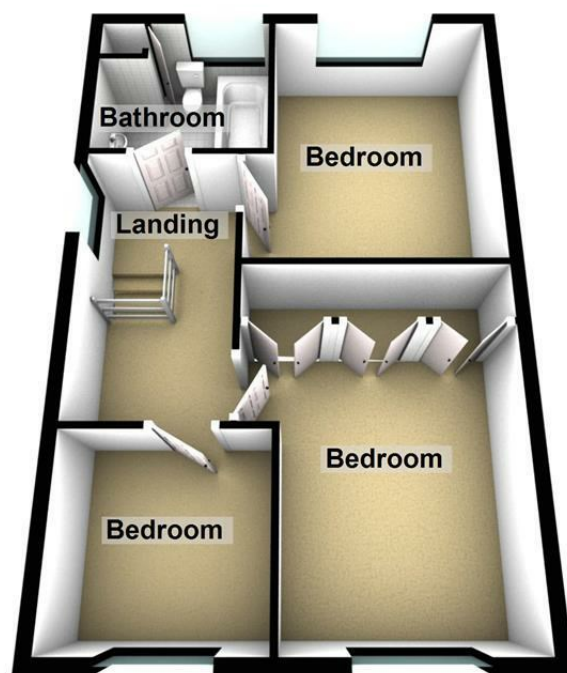




Ground Floor



First Floor



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		
		84
	69	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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