



25 Philbrick Crescent East, Rayleigh, Essex, SS6 9HQ

One Bedroom Detached Bungalow / Guide Price: £325,000 - £350,000 / 01702 207720





This is an interesting opportunity for you to consider, we are selling this most attractive detached bungalow set within a convenient location close to Rayleigh shops and the train station on a large plot. The property would be perfect for buyers looking for a project or investment. Inside you will find a dining room, **double bedroom** plus spacious kitchen/diner, a shower room and a lounge with conservatory overlooking the garden.

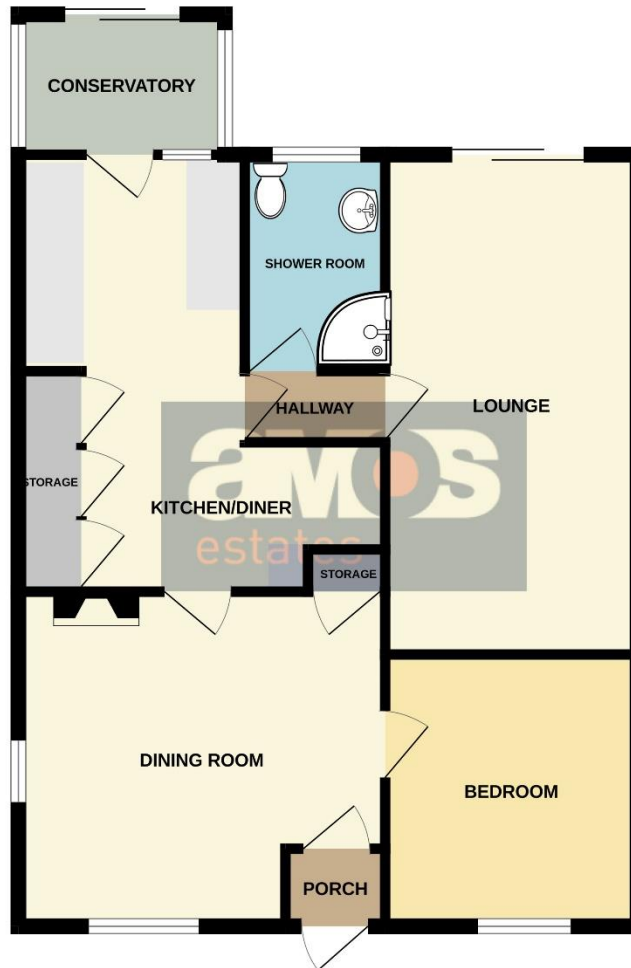
Properties of this type are few and far between and we anticipate significant interest, **we hold keys** for an immediate appointment to view inside.

Find us on



**A space to  
call home.**

GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Highlights

- / Perfect Project for DIY Enthusiasts
- / Spacious Dining Room
- / Open Plan Kitchen with Space for Dining Table
- / Shower Room
- / Lounge Leading onto Conservatory
- / Long Rear Garden
- / No Onward Chain
- / Immediate Viewing Available, Keys Held





## Entrance Porch /

3'0 x 2'9

Fitted carpet, open plan access leading into:

## Dining Room /

12'6 x 12'3

Leadlight windows to front and side aspect, fitted carpet, textured ceiling, radiator, power points, wall mounted gas fire, storage cupboard.

## Kitchen/Diner /

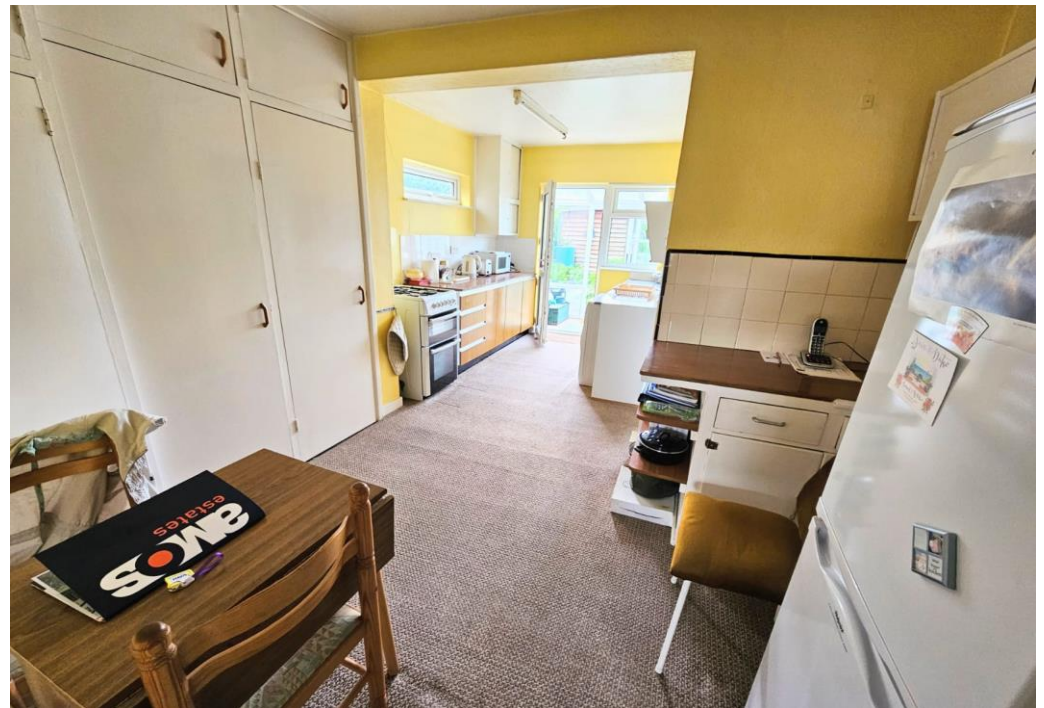
17'1 x 7'8

Fitted at base level in range of units with appliance space for washing machine and freestanding oven, stainless steel sink unit, tiled work areas, power points, floor covering, double glazed door and window to rear aspect, eye level window to side, space for dining table, range of storage cupboards, textured ceiling.

## Lounge /

16'5 x 9'0

Double glazed doors leading onto and overlooking the rear garden, fitted carpet, power points, fitted storage cupboards, textured ceiling, radiator.



## **Conservatory /**

**7'3 x 5'7**

Double glazed windows to rear and door to garden, floor covering, power point.

## **Bedroom One /**

**13'2 x 9'0**

Leadlight window to front aspect, fitted carpet, picture rail, power points, radiator, textured ceiling.

## **Shower Room /**

**5'8 x 5'0**

White suite comprising of toilet with wood seat and lid, pedestal wash hand basin and corner shower cubicle, radiator, fitted carpet, textured ceiling, double glazed window, power points.

## **Front Garden /**

Natural hedge boundary with wrought iron gate, canopied rain cover, step up to door with handle.

## **Long Rear Garden /**

Hardstanding area to the immediate rear of the property with central pathway, secure fenced boundaries, lawn area, additional patio area to the far end of the garden, wooden shed, greenhouses.



We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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