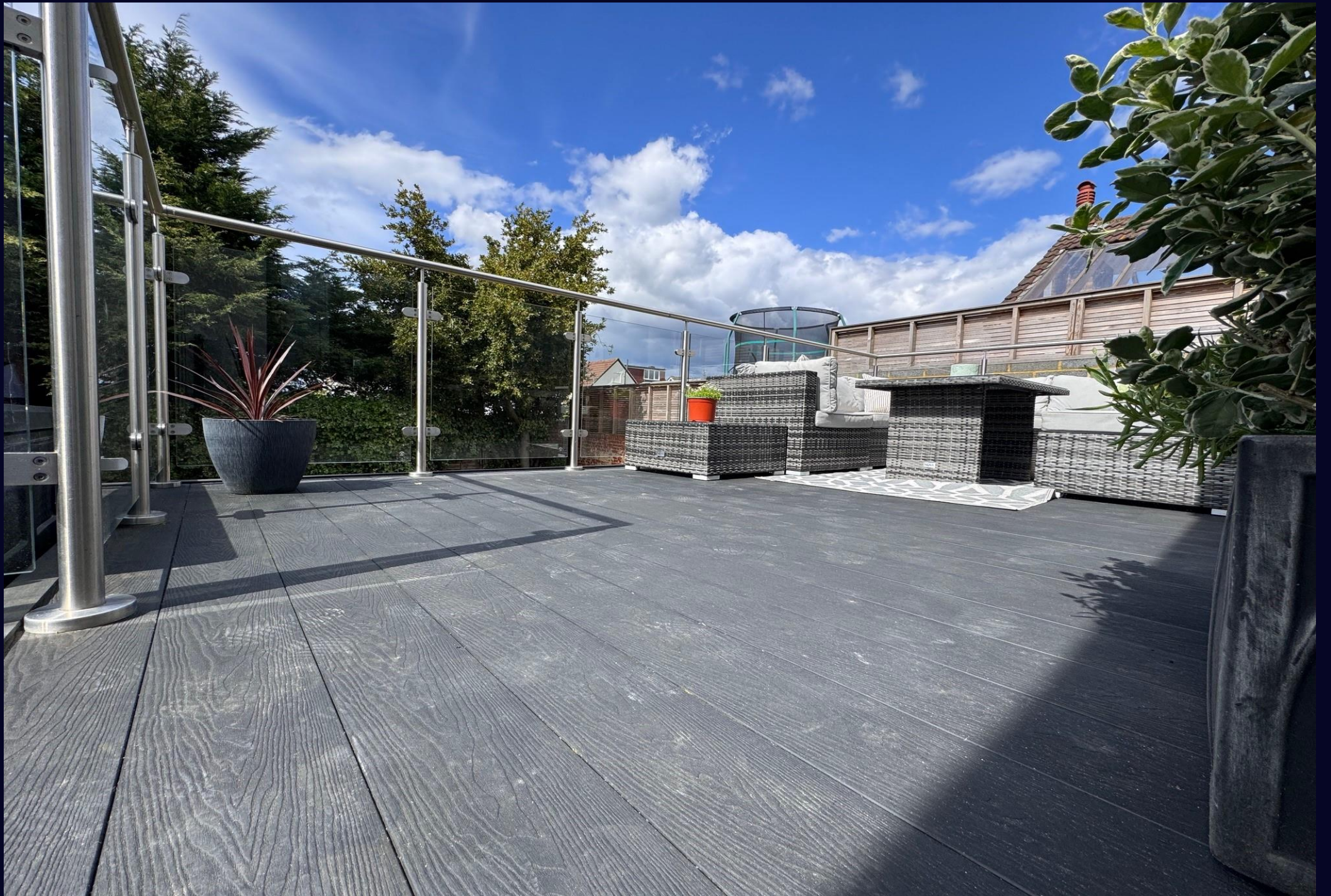




56 Hambro Avenue, Rayleigh, Essex, SS6 9NJ

Four Bedroom Detached Home / Fixed Price: £640,000 / Tel: 01702 207720

**amos**



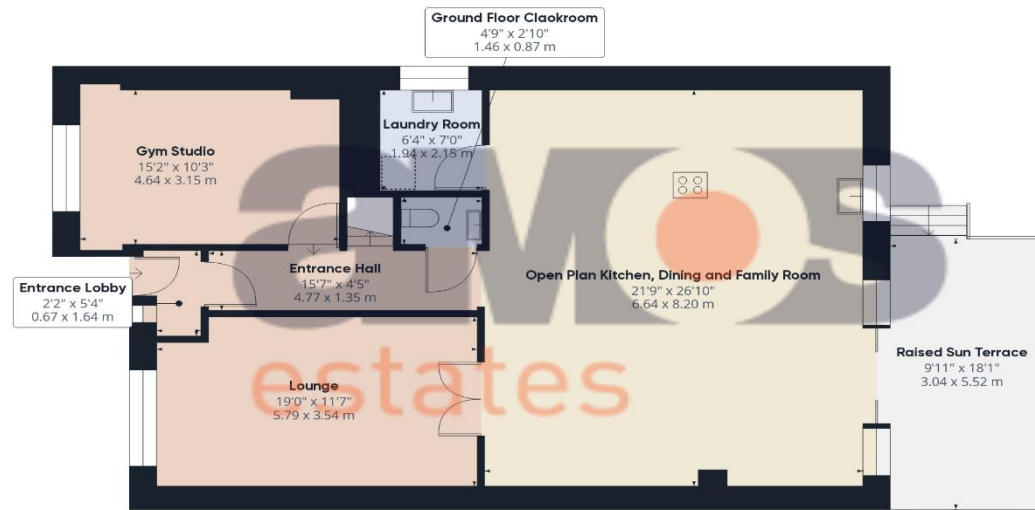
What a wonderfully presented family home, an absolute delight for our firm to market on behalf of clients. Step through the front door into a welcoming entrance hall with access to a gym studio, useful ground floor cloakroom and into a huge open plan kitchen, dining and family room with a high specification kitchen, family seating area and space for large dining table which would be perfect for family gatherings and leads onto a raised sun terrace overlooking the garden. In addition to the kitchen, you also have a laundry room and a large separate lounge with feature fire surround. To the first floor you will love the family bathroom with grey anthracite fittings and herringbone tiles and the **four double bedrooms** with wardrobes and an en-suite shower room to the first bedroom. Add to all that accommodation some extra features like underfloor heating to the ground floor, modern contemporary cottage style decoration throughout and all that parking on the front and you will agree that this is a special property.

Location wise you are close to Rayleigh train station, local shops, primary and secondary schools, and a short drive into the vibrant High Street. **We have produced a 360' virtual tour for the property**, take a look, be impressed and book an immediate appointment to view inside.

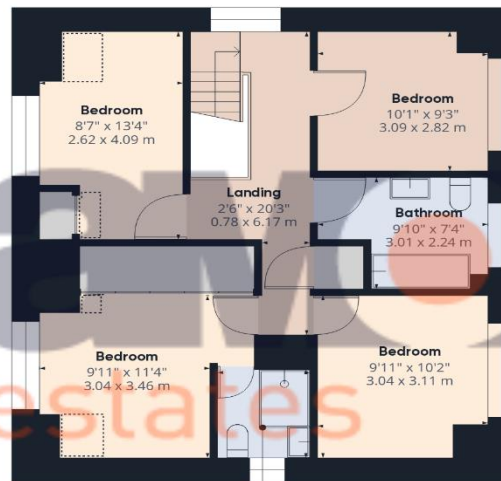
Find us on



**A space to  
call home.**



Floor 0



**En-Suite Shower Room**  
5'4" x 6'9"  
1.65 x 2.06 m

Floor 1



## Highlights

- / Detached Family Home
- / Open Plan Kitchen, Dining & Family Room
- / Bright Lounge with Feature Fire Surround
- / Ground Floor Cloakroom & Utility Room
- / Four Double Bedrooms
- / Stylish Family Bathroom
- / En-Suite to Master Bedroom
- / Raised Sun Terrace
- / Plenty of Parking
- / Close to Train Station, Schools & Shops
- / Stylishly Decorated
- / EPC:





Composite entrance door leading to:

### **Entrance Lobby /**

**5'4 x 2'2**

Double glazed strip window, plastered ceiling, glazed door with lead light effect panel leading to:

### **Entrance Hall /**

**15'7 x 4'5**

Wood effect floor covering with underfloor heating, wood clad wall areas, plastered ceiling with inset spotlights, power points, stairs to first floor with fitted carpet and double-glazed window on the half landing, white wood doors off:

### **Gym Studio /**

**15'2 x 10'3**

Double glazed window to front aspect, wall mounted heater, plastered ceiling with inset spotlights, power points, cupboard housing redundant boiler and wall mounted storage cupboard.

### **Ground Floor Cloakroom /**

**4'9 x 2'10**

White suite comprising of toilet and vanity unit with sink top and mixer tap, wood clad wall areas, wood effect floor covering with underfloor heating, coved and plastered ceiling.

### **Laundry Room /**

**7'0 x 6'4**

Fitted kitchen unit with square edge working surface over, inset stainless steel sink unit with mixer tap, appliance space for washing machine and dryer, wood style floor covering with underfloor heating, wall mounted modern boiler, double glazed window to side aspect, plastered ceiling, smoke alarm, power points.







## Open Plan Kitchen, Dining & Family Room /

26'10 x 21'9

Extensively fitted at both eye and base level in range of stylish units with granite working surface over, three integrated ovens, one being a microwave, fridge/freezer, dishwasher, wine chiller and an induction hob, inset sink unit with mixer tap. The 'island' unit has space for three bar stools and drop lighting over, plastered ceiling with spotlights and double-glazed roof lantern, oversized double glazed doors leading onto raised sun deck, double glazed window to rear aspect, space for dining room table, underfloor heating, white wood double doors providing access to:

## Lounge /

19'0 x 11'7

Double glazed window to front aspect, wood clad wall areas, wood style floor covering with underfloor heating, power points, plastered ceiling with inset spotlights, feature brick fire surround with fitted electric fire and timber mantle, power points, fitted bookshelves and storage cupboards.

## Galleried Landing /

20'3 x 2'6

Grey painted wooden balustrade, plastered ceiling with access to loft, ornate radiator, wood clad wall areas, airing cupboard, power points, white wood doors off:

## Bedroom One /

11'4 x 9'11

Double glazed window to front aspect, radiator, fitted carpet, coved and plastered ceiling, fitted wardrobe units, power points, access to:

## En-Suite Shower Room /

6'9 x 5'4

White suite comprising of toilet, vanity unit with sink top and mixer tap and a walk-in shower cubicle with safety glazed sides, integrated shower and rain cloud shower head, tiled wall areas, chrome towel radiator, floor covering, double glazed window, plastered ceiling.





## Bedroom Two /

13'4 x 8'7

Double glazed window to rear aspect, fitted carpet, coved and plastered ceiling, radiator, wood clad wall areas, fitted wardrobe units, power points.

## Bedroom Three /

10'2 x 9'11

Double glazed window to front aspect, fitted carpet, radiator, plastered ceiling, storage cupboard, power points.

## Bedroom Four /

10'1 x 9'3

Double glazed window to rear aspect, wood style floor covering, radiator, plastered ceiling, fitted wardrobe unit, power points.

## Bathroom /

6'9 x 5'4

Suite comprising of vanity unit with sink top and mixer tap, toilet and p-shaped bath with central mixer tap and wall mounted safety screen and feature grey anthracite colour rain cloud shower head and accessories, herringbone design tiled wall areas and marble style tiled floor, grey anthracite towel radiator, double glazed window, extractor fan, plastered ceiling with inset spotlights.

## Raised Sun Terrace /

18'1 x 9'11

Composite anti-slip boards, brushed steel rails and posts with glass panels, outside lighting, steps down to:

## Rear Garden /

Sun patio, outside water tap, side access to front, block paved patio area with access onto lawn, secure wall and fenced boundaries.

## Front Garden /

Plenty of parking on the large block paved driveway with ramp and steps to the property, outside lights.







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.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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