

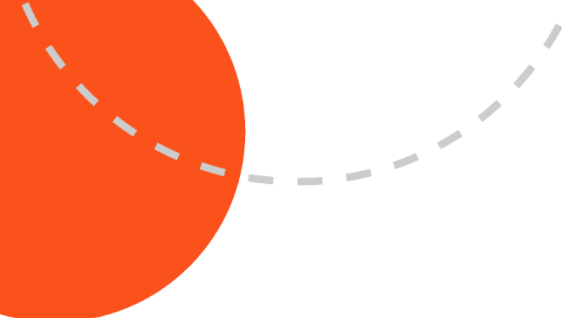


4 Roach Avenue, Rayleigh, Essex, SS6 7TA

Three Bedroom Semi-Detached Family Home / Price: £475,000 / Tel: 01702 207720

amos



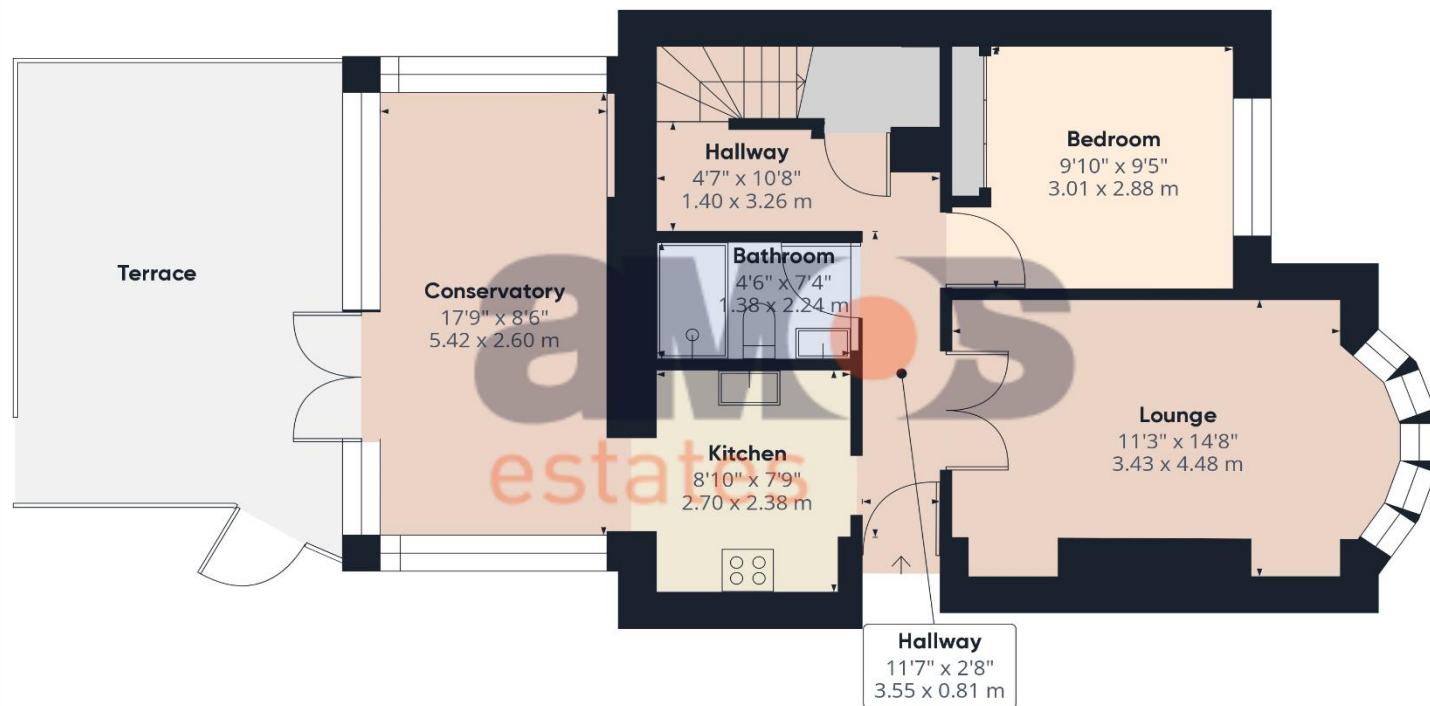


Take a look at this well decorated **three-bedroom** family home that delivers a bright, spacious lounge with bay window, a fully fitted modern kitchen with open access to the conservatory, a ground floor bathroom and a ground floor bedroom. On the first floor you will find two good sized bedrooms with fitted wardrobes and a three piece modern bathroom suite. Outside, you will find a nice sized low maintenance rear garden with a sun deck terrace and access to a useful utility room and office. The front garden provides plenty of parking for vehicles.

Location wise, the property is in easy access to Rayleigh High Street which provides a range of local shops and eateries, Rayleigh train station providing fast, easy access to Central London and also has easy access to the A127 and A13. The property is in the catchment area to excellent local schools. We have produced a **360' virtual tour** so you can have a first look at the property.

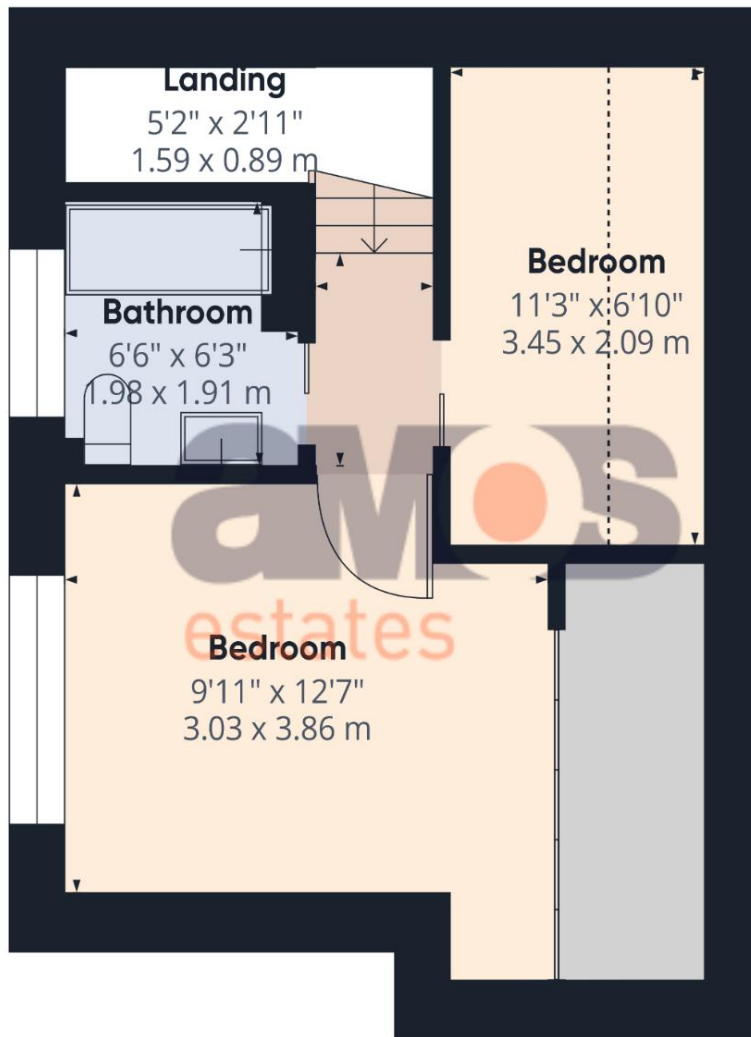
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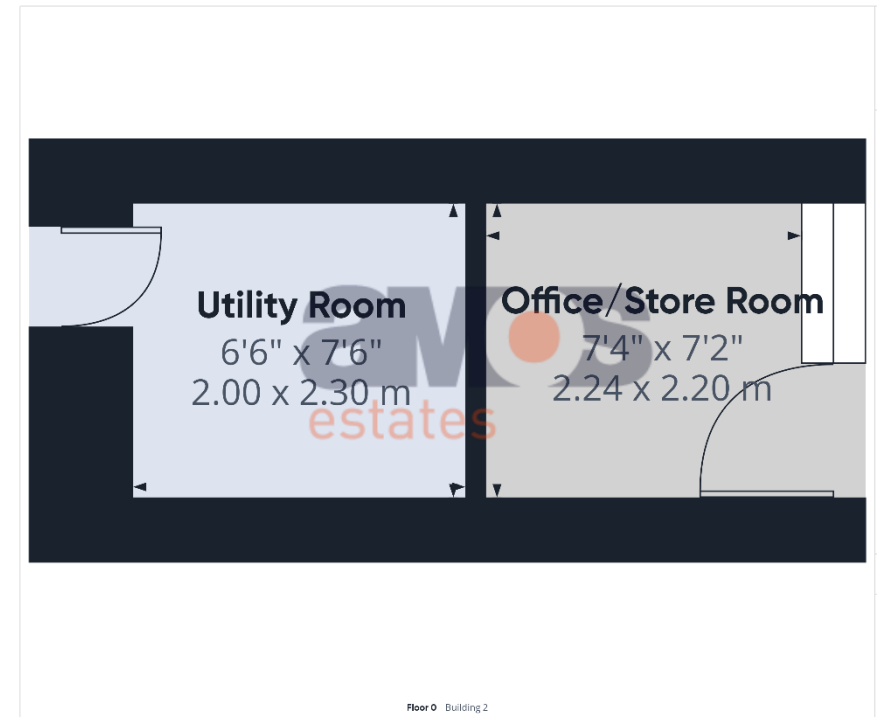


Floor 0 Building 1

**A space to
call home.**



Floor 1 Building 1



Floor 0 Building 2



Highlights

- / Semi-Detached Family Home
- / Three Bedrooms
- / Modern Open Plan Kitchen & Conservatory
- / Spacious Lounge with Bay Window
- / Ground Floor & First Floor Bathrooms
- / Stylishly Decorated Throughout
- / Low Maintenance Rear Garden
- / Useful Utility Room and Office Space
- / Plenty of Parking
- / EPC: TBC



Entrance Hall /

11'7 x 2'8 + 10'8 x 4'7

Smooth plastered ceiling with integrated spotlights, wood effect floor covering, two radiators, power points, staircase with fitted carpet and handrail to first floor living space, doors leading off:

Lounge /

14'8 x 11'3

Double glazed bay window to front aspect, plastered coved ceiling, fitted carpet, electric fireplace, fitted storage cupboards, radiator, power points.

Kitchen /

8'10 x 7'9

Fitted at both eye and base level in a range of modern white units with working surface over, integrated fridge/freezer, integrated double oven and electric hob with extractor fan above, stainless steel sink with mixer tap, smooth plastered ceiling with fitted spotlights, tiled flooring and part tiled walls, power points, open plan access to conservatory:

Conservatory /

17'9 x 8'6

Double glazed windows to rear and side aspect, double glazed French doors to rear garden, smooth plastered ceiling with integrated spotlights, tiled flooring, grey gloss cupboards with working surface over and built in wine cooler, built in speakers, radiator, power points.





Ground Floor Bathroom /

7'4 x 4'6

Three piece suite comprising of walk in shower with fitted shower unit and handheld shower attachment with glass screen, vanity unit with sink top and mixer tap, low level w/c, heated towel rail, tiled walls and tiled flooring, smooth plastered ceiling with integrated spotlights, extractor fan.

Ground Floor Bedroom Three /

9'10 x 9'5

Double glazed window to front aspect, smooth plastered coved ceiling with integrated spotlights, fitted carpet, fitted sliding mirrored wardrobes, radiator, power points.

Landing /

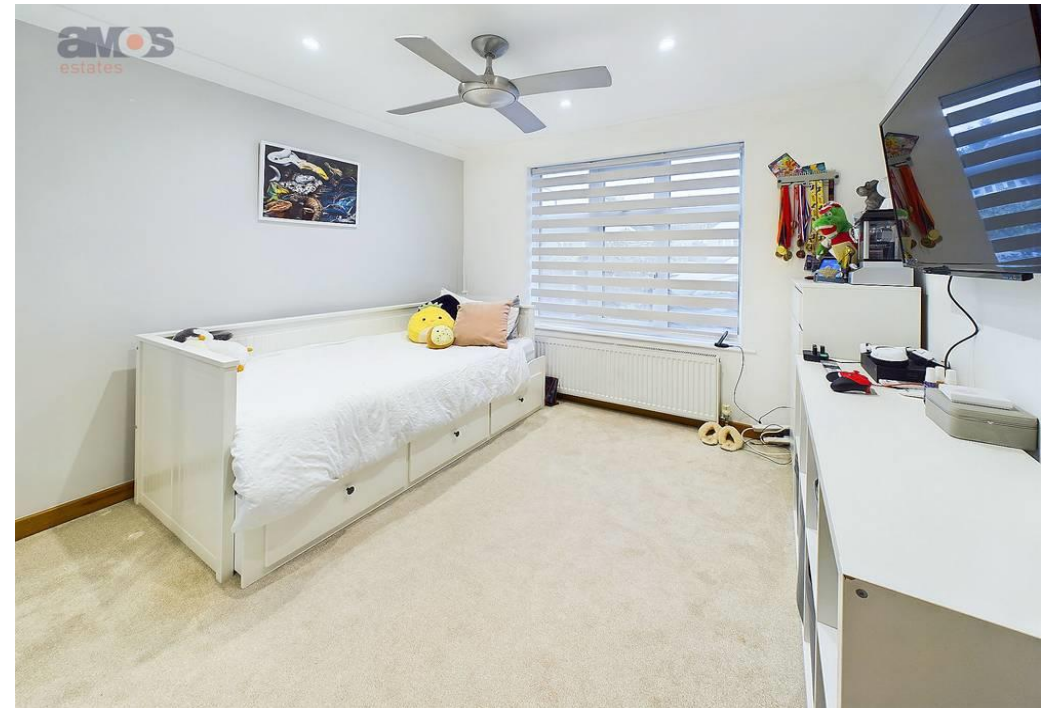
5'2 x 2'11

Double glazed roof window as entering first floor living space, smooth plastered ceiling with integrated spotlights, fitted carpet, doors leading off:

Bedroom One /

12'7 x 9'11

Double glazed roof window as entering first floor living space, smooth plastered ceiling with integrated spotlights, fitted carpet, doors leading off:



Bedroom Two /

11'3 x 6'10

Two double glazed roof windows to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, fitted wardrobes, radiator, power points.

Bathroom /

6'6 x 6'3

Three piece suite comprising of vanity unit with sink wop and mixer tap, integrated p-shaped bath with fitted shower and handheld shower attachment with glass screen, low level w/c, tiled flooring and part tiled walls, smooth plastered ceiling with integrated spotlights, double glazed window to rear aspect, heated towel rail, extractor fan.

Rear Garden /

Sun decked terrace to immediate rear of property, artificial lawn area, secure fenced boundaries, access to utility room and storage room, wooden shed, planting area, water tap.

Utility Room /

7'6 x 6'6

Space for appliances such as washing machine and fridge/freezer, electric radiator, smooth plastered ceiling, power points.

Office/Storage Room /

7'4 x 7'2

Smooth plastered ceiling with integrated spotlights, wood effect floor covering, double glazed window, electric radiator, power points.





Front Garden /

Block paved driveway providing parking for vehicles, secure fence boundary to one side, side gate providing access to rear garden.







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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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.