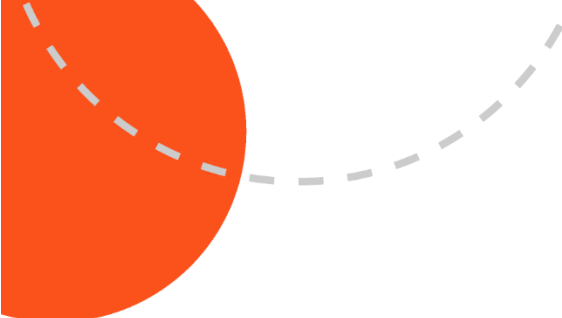




6 Leslie Gardens, Rayleigh, Essex, SS6 8SZ

Three Bedroom Semi-Detached House / Price: £475,000 / t. 01702 207720



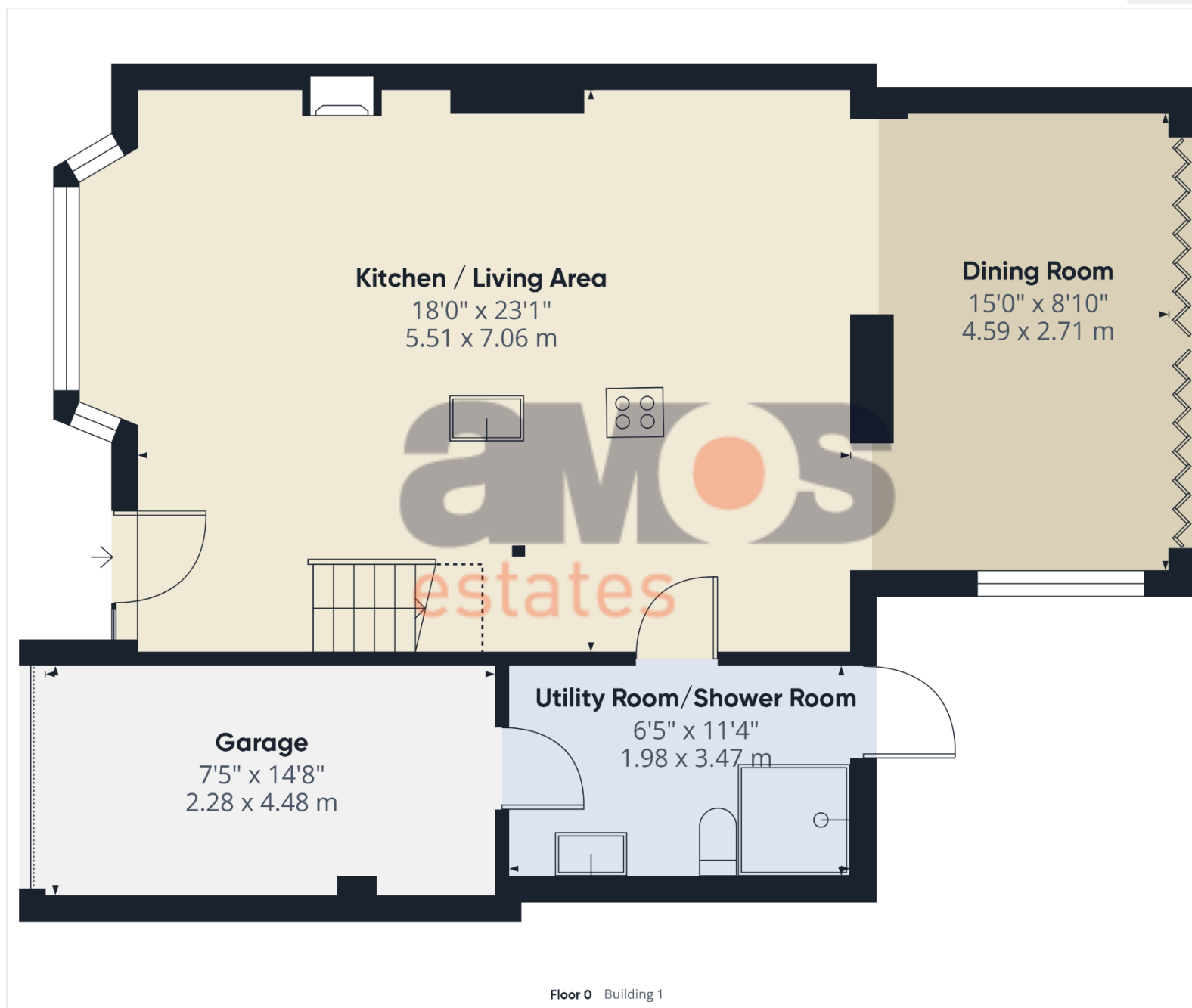


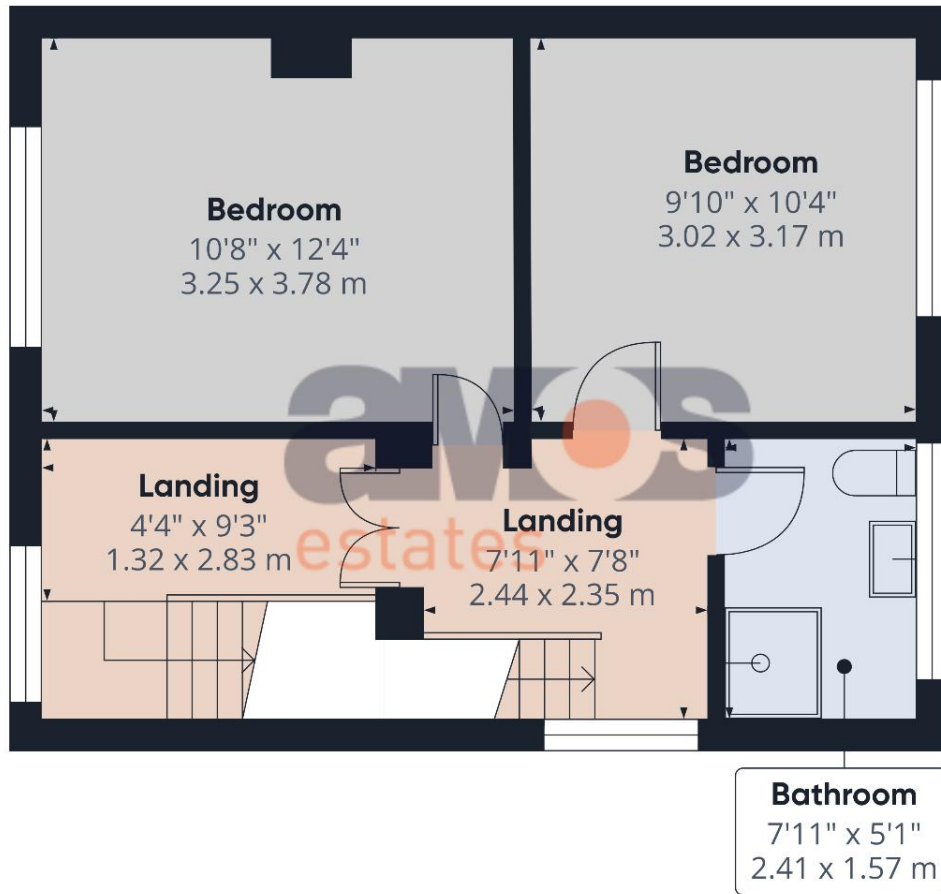
Don't miss the chance to own this **three bedroom**, two bathroom house which presents an incredible opportunity for those seeking the perfect **environmentally efficient** family home. Immaculately presented and featuring a generous layout, this property is bound to impress. The ground floor boasts a modern, well-equipped kitchen with top-tier appliances, an open-plan living area, and a dining room. Additionally, there is a convenient utility/shower room with direct access to the garage. On the first floor, you'll find two bedrooms and a sleek three-piece suite, while the top floor is dedicated to the main bedroom. Outside, the garden is generously sized, featuring a summerhouse, and the front garden offers ample parking space.

Location wise, the house is perfectly located for local shops, easy access into the High Street, Popular Grove Wood school and the woods. We have produced a **360' virtual tour** which is worth a quick look before booking an appointment to view in person.

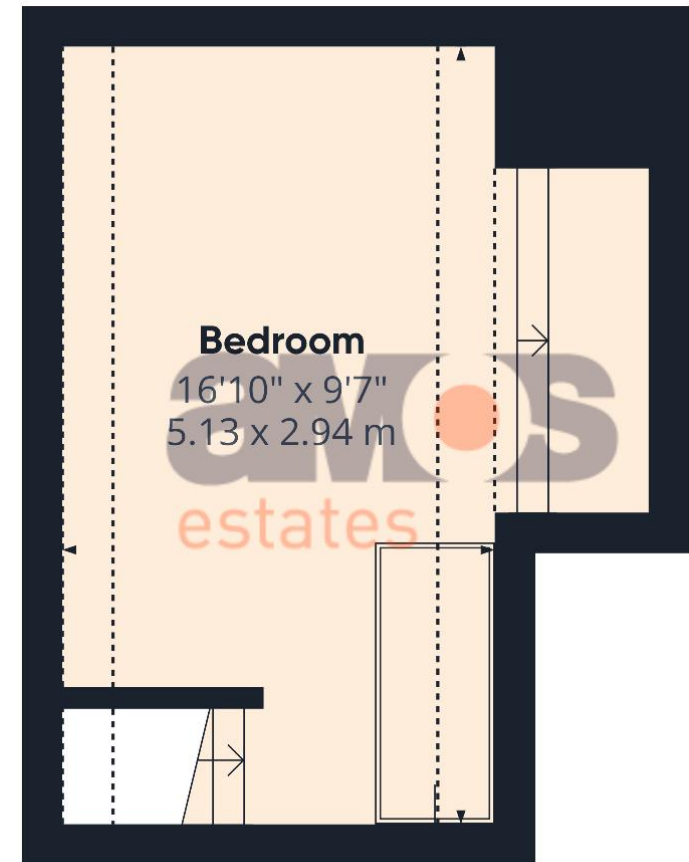
Find us on







Floor 1 Building 1



Floor 2 Building 1



Property Information

- / Outstanding Semi-Detached Home
- / Solar Panels installed and battery storage
- / Mitsubishi Eco-Dan Air Source Heat Pump with under floor heating to ground floor and radiators to second and third floor.
- / Domus HRXD mechanical ventilation and heat recovery system (MVHR) throughout entire house, providing fresh air to all rooms, changing the air ten times an hour, heating incoming air through a heat exchanger.
- / Auto mist Smart Scan Fire Suppression System installed to ground floor to enable open plan living with a loft conversion
- / Extension to ground floor rear of house with, Panoramic slide, pivot, and stack doors to garden and roof lantern.
- / Mains linked smoke alarms to all rooms except bathrooms
- / Whole House Rewired
- / All Light Fittings Included in Sale, Excluding The Landing Light.
- / All Windows and Doors Replaced. Fire Doors Fitted to all Rooms except Bathrooms.
- / EPC: B
- / Council Tax Band: D
- / 1333.43 Sq. Ft in Size



Composite entrance door leading to:

Kitchen/Living Area /

23'1 x 18'0

Fitted at both eye and base level in a range of units with oak working surface over, integrated Bosch double oven, sink unit with mixer tap, hot tap and waste disposal unit, water softener system, integrated Bosch dishwasher, integrated Bosch electric hob with extractor fan above, double glazed bay window to front aspect, Kahrs LVT flooring, smooth plastered ceiling with feature lighting, Arc Neo 1 log burner, power points, oak staircase to first floor living accommodation, storage unit, open plan access to:

Dining Room /

15'0 x 8'10

Double glazed windows to side and rear aspect, double glazed panoramic slide pivot and stack doors to rear garden, double glazed roof lantern, Kahrs LVT flooring, smooth plastered ceiling, power points.

Utility Room/Shower Room /

11'4 x 6'5

Fitted at base level with working surface over, integrated washing machine and tumble dryer, stainless steel sink unit with mixer tap, space for fridge/freezer, walk in shower with fitted shower attachment, low level w/c, double glazed Velux window, smooth plastered ceiling with integrated spotlights, tiled flooring, power points, double glazed door to garage.

Landing /

7'11 x 7'8 + 9'3 x 4'4

Double glazed window to side and front aspect, oak balustrade, smooth plastered ceiling, Kahrs LVT flooring, built in storage, staircase to second floor living accommodation with fitted carpet, doors leading off:



Bedroom Two /

12'4 x 10'8

Double glazed window to front aspect, smooth plastered ceiling, Kahrs LVT flooring, power points, wall mounted vertical radiator.

Bedroom Three /

10'4 x 9'10

Double glazed window to rear aspect, smooth plastered ceiling, Kahrs LVT flooring, cupboard housing heating mechanics, wall mounted vertical radiator, power points.

Bathroom /

7'11 x 5'1

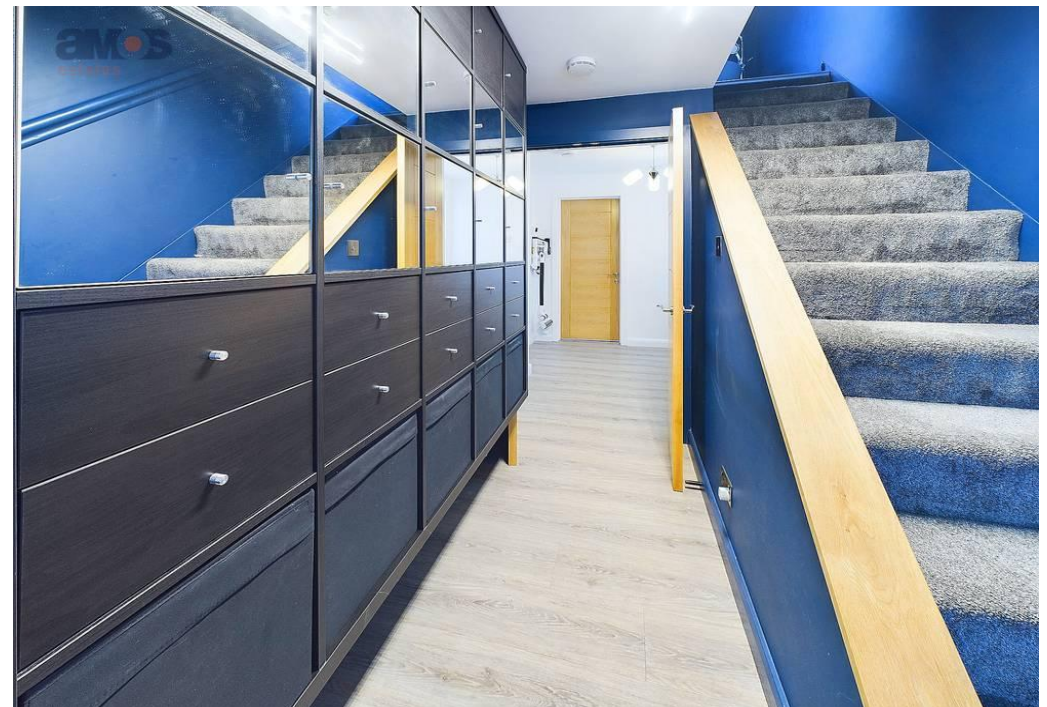
Three piece suite comprising of wall mounted vanity unit with sink top, corner safety glass cubicle with fitted shower unit and hand held shower attachment, low level w/c, double glazed window to side aspect, tiled flooring, marble effect tiled walls, smooth plastered ceiling with feature lighting, chrome heated towel rail.

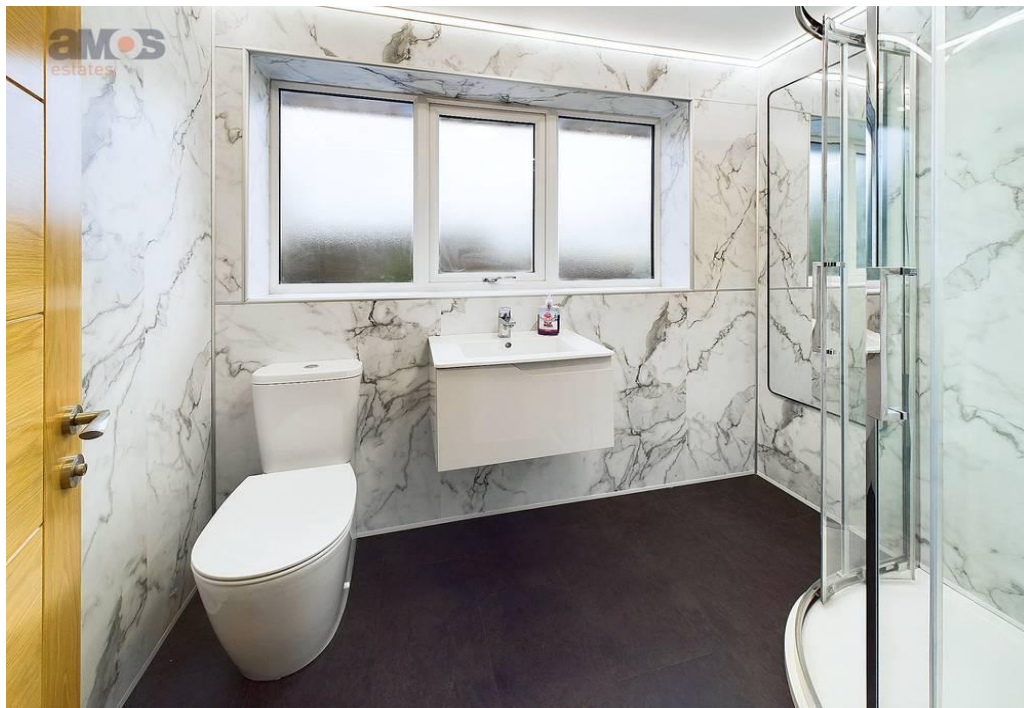
Second Floor /

Bedroom One /

16'10 x 9'7

Double glazed Velux windows to side aspect which open up to a balcony and integrated blackout blinds, bespoke window seat with integrated storage, plastered ceiling, Kahrs LVT flooring, eaves storage cupboard, free standing bathtub, power points.







Rear Garden /

Steps down to laid to lawn area, sun patio to rear of garden, outbuilding, secure fence boundaries to either side.

Garage /

14'8 x 7'5

Up and over door, double glazed Velux window, power and light fitted, shelving and racking.

Summer House /

12'8 x 9'5

Double glazed patio doors to rear garden, double glazed windows to rear, heated with insulated floor and roof, power and light fitted, free sat TV connection.

Front Garden /

Block paved driveway providing plenty of parking for vehicles, access to garage, boundary to one side.

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).

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.

