




1 Farm View, Rayleigh, Essex, SS6 9PT

Four Bedroom Detached Home / Guide Price: £625,000 - £650,000 / Tel: 01702 207720

amos

amos
estates





This is a really terrific property with so many impressive features to tell you about, before you view our 360' virtual tour and then make an appointment to view in person.

You are welcomed by a bright entrance hall, and those buyers who work from home will love the home office which has double aspect windows to tempt your gaze as you type away on the keyboard.

The lounge is perfect in the warmer months, with Bi-folding doors onto the sun deck, and cosy in the colder seasons with its warm and inviting gas log fire.

The kitchen is high specification with granite work surfaces and open access onto dining area, along with a useful utility room and ground floor cloakroom.

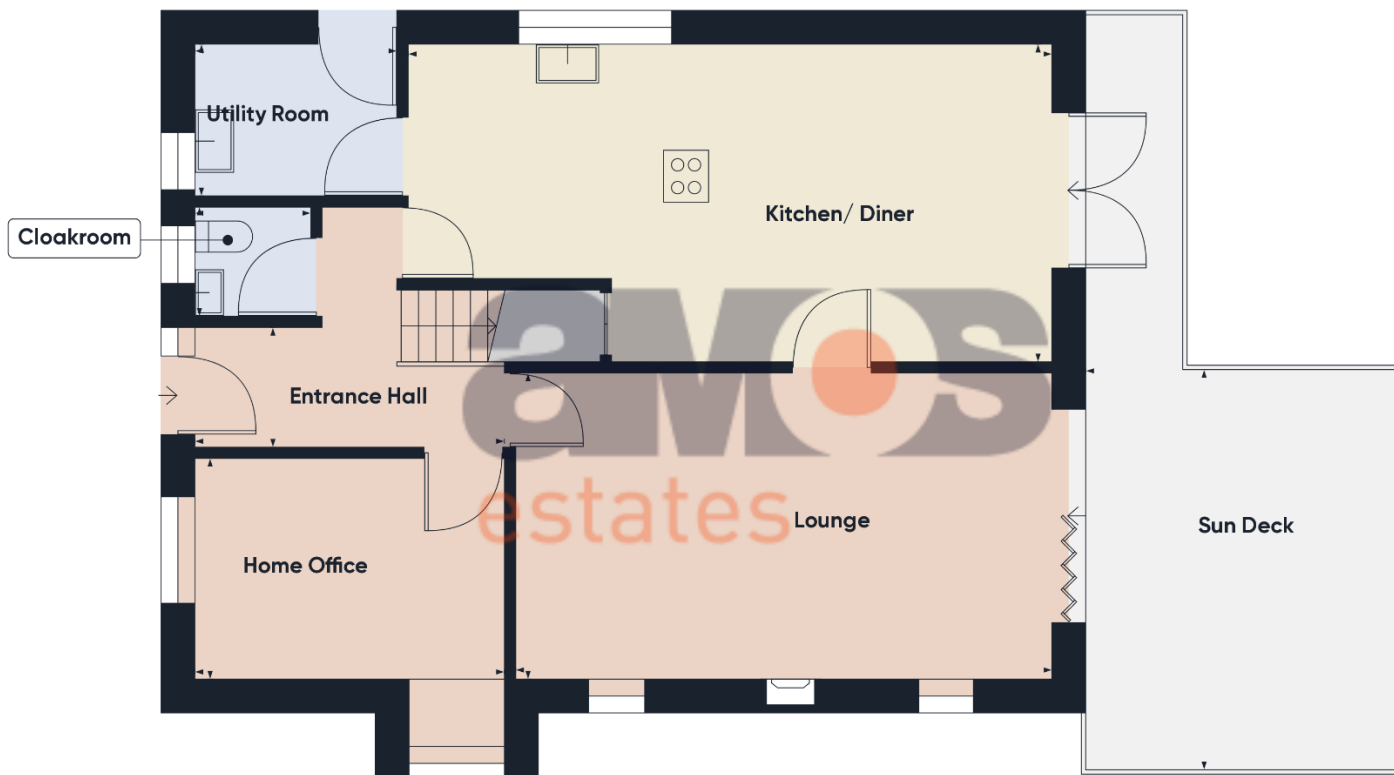
Upstairs you find **four bedrooms**, the first with an ensuite, and a separate family bathroom.

If you are not wowed enough by the inside wait until you step into the garden! It's South facing, and has artificial lawn for all year around enjoyment, double gates at the rear providing parking for a large mobile home or similar size vehicle, a large garage with driveway and three parking spaces and an **EV point** on the block paved front garden.

Location wise the property is within easy distance of a local shopping parade, Asda supermarket and indeed the main high street at Rayleigh. High achieving primary and secondary Schools, the train station and for relaxation the river and eateries at Hullbridge.

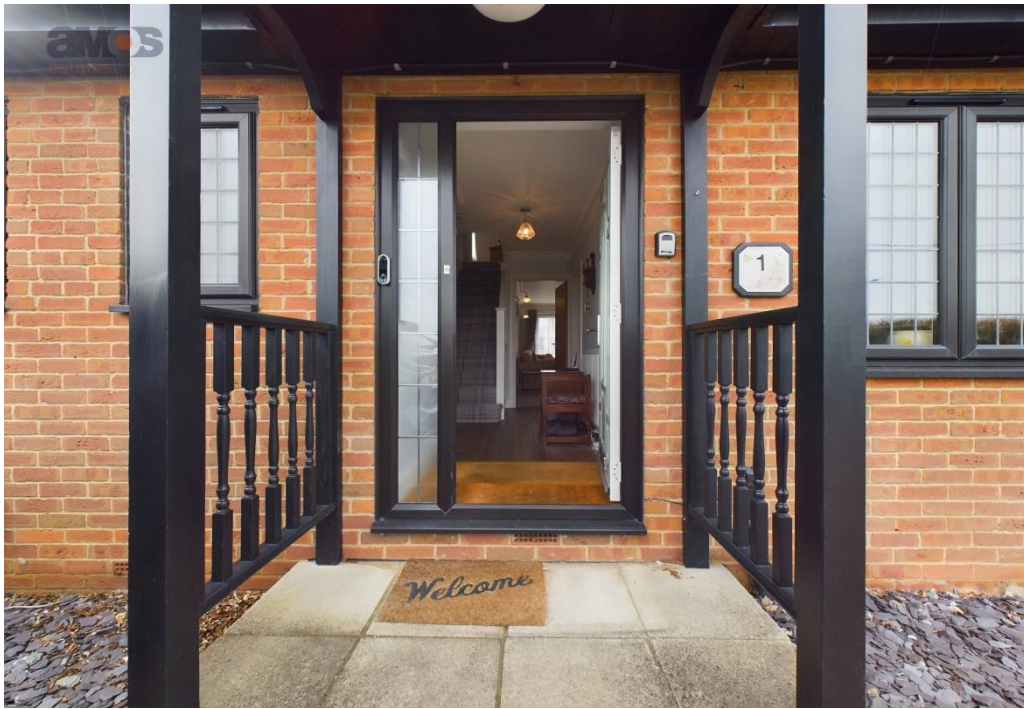
Find us on





**A space to
call home.**





Highlights

- / Detached Family Home
- / Four Bedrooms
- / Three Reception Rooms
- / Cloakroom, Bathroom and En-Suite
- / Driveway & Double Garage
- / EPC Rating: D
- / Council Tax Band: F
- / 1388 Sq Ft in Size
- / 360' Virtual Tour





Canopied porch with wooden balustrade and double glazed entrance door with adjacent strip window leading to:

Entrance Hall /

12'1 x 4'5

Bristle mat, wood floor covering, radiator, coved and plastered ceiling, staircase with fitted carpet leading to first floor living space, wooden doors leading off to other rooms.

Kitchen / Dining Area /

24'3 x 11'11

Stylishly fitted at both eye and base level in range of sculptured units with granite working surface over, two integrated Neff ovens - one with microwave, inset sink unit with mixer tap, integrated Fischer Pakel dishwasher, ceiling mounted extractor fan and inset Neff gas hob, triple glazed window to side aspect, coved and plastered ceiling, tiled wood-effect floor covering, power points, wall mounted upright radiator, open plan access to:

Dining Area /

Triple glazed French door leading onto garden, tiled wood-effect floor covering, radiator, coved and plastered ceiling, power points.

Utility Room /

8'1 x 5'7

White units fitted at base level with working surface over and appliance space below for washing machine, tiled wood-effect floor covering, appliance space for freestanding fridge/freezer, cupboard housing Worcester Bosch combi-boiler, coved and plastered ceiling, tiled work areas, triple glazed window and door, power points.

Lounge /

20'2 x 11'9

Two triple glazed windows to side aspect and Bi-folding doors onto the garden, fitted carpet, coved and plastered ceiling, feature fireplace with gas log fire, power points, wall light points, radiator.



Ground Floor Cloakroom /

4'9 x 4'1

White suite comprising of toilet and pedestal wash hand basin, ornate radiator, tiled floor and tiled wall areas, triple glazed window, plastered ceiling.

Home Office /

12'2 x 8'7

Triple glazed windows to front and side aspect, wood floor covering, coved and plastered ceiling, power points, radiator.

Galleried Landing /

White wood balustrade, fitted carpet, coved and plastered ceiling, power points, wood doors leading off to other rooms:

Bedroom One /

12'0 x 12'0

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

En-Suite /

8'11 x 4'5

Modern suite comprising of two vanity units both with sink tops and mixer taps, toilet and walk in shower cubicle, chrome towel radiator, tiled flooring, double glazed window, shaver point, coved and plastered ceiling.

Bedroom Two /

12'0 x 9'1

Triple glazed window to rear aspect, fitted carpet, radiator, coved and plastered ceiling, power points.

Bedroom Three /

10'2 x 9'7

Triple glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe unit, power points, coved and plastered ceiling.



Bedroom Four / Dressing Room /

9'10 x 9'6

Triple glazed window to front aspect, fitted carpet, radiator, power points, fitted bedroom furniture, plastered ceiling.

Bathroom /

7'11 x 5'6

White suite comprising of pedestal wash hand basin, p-shaped bath with separate taps and integrated rain cloud shower, wall mounted screen, shaver point, tiled wall areas, triple glazed window, ornate radiator and towel radiator, tiled flooring, coved and plastered ceiling.

South Backing Rear Garden /

Raised sun deck with wooden balustrade, outside lighting, electric awning, shingle borders, secure fenced boundaries, large parking area suitable for a motor home with access via double metal gates at the rear, artificial lawn, access to front of the property via wooden gates.

Front Garden /

Brick boundary wall, block paved parking for vehicles, EV power point, shrub planting.

Large Detached Garage /

Electric roller door, power and light, one and a half size, additional driveway in front of garage, security light.

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.







