

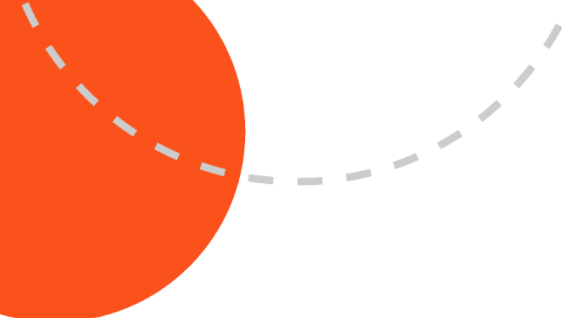


36 Uplands Park Road, Rayleigh, Essex, SS6 8AJ

Two Bedroom Semi-Detached House / Price: £375,000 / Tel: 01702 207720

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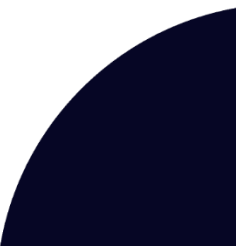


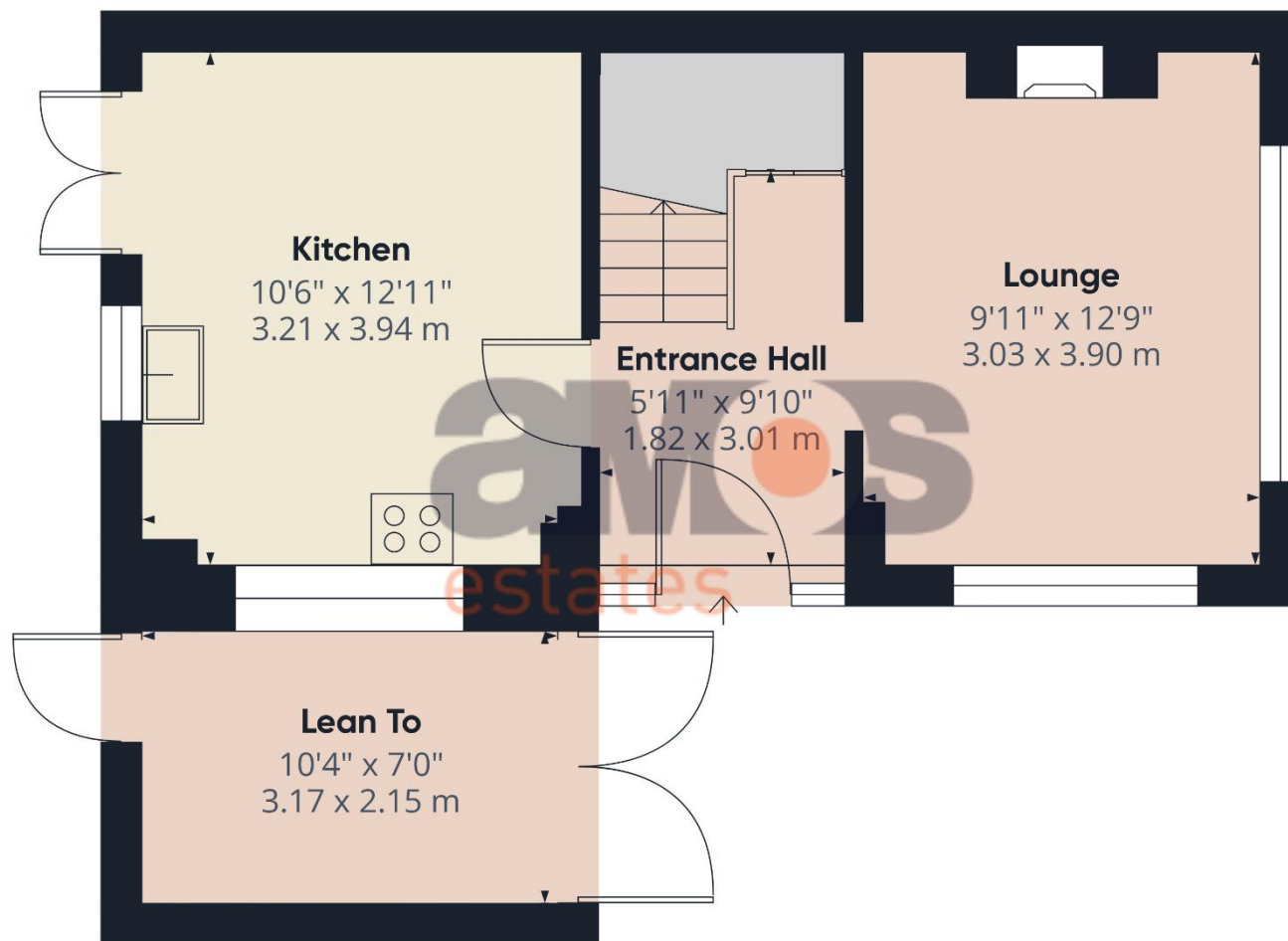


Welcome to this delightful bright and airy **two double bedroom** semi-detached home, delivering the perfect mix of comfort and everyday convenience. Downstairs, you'll find a welcoming entrance hall that leads into a bright and inviting lounge, along with a fitted kitchen diner that opens directly out to the rear garden, ideal for entertaining or enjoying a quiet moment outdoors. Upstairs, there are two spacious double bedrooms and a modern three-piece bathroom. The long rear garden features a sunny patio area with steps to a laid-to-lawn space, also providing access to the lean to. The front garden provides parking for vehicles.

Location wise the setting is wonderful, plenty of greenery, a very short walk to Fitzwimarc and Edward Francis Schools and around the corner from the vibrant Rayleigh High Street with its retail shops and eateries and easy distance down the hill to the train station with fast, direct access to London.

Find us on





First Floor

**A space to
call home.**





Property Information

- / Semi-Detached House
- / Two Double Bedrooms
- / Living Room & Fitted Kitchen/Diner
- / Three Piece Bathroom
- / Driveway Providing Parking
- / EPC Rating: Pending
- / Council Tax Band: C
- / 738.42 Sq. Ft in Size
- / 360' Virtual Tour



Entrance door leading to:

Entrance Hall /

9'10 x 5'11

Double glazed windows to side aspect, plastered ceiling, wood effect floor covering, staircase to first floor accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, doors leading off:

Lounge /

12'9 x 9'11

Double glazed bay window to front aspect, double glazed window to side aspect, plastered and coved ceiling, wood effect floor covering, feature fireplace, radiator, power points.

Kitchen & Diner /

12'11 x 10'6

Fitted at both eye and base level in a range of cream units with working surface over, integrated four ring gas hob with integrated oven, 1.5 stainless steel sink with mixer tap and drainer, space for fridge/freezer, double glazed windows to side and rear aspect, double glazed patio doors to rear garden, plastered and coved ceiling, wood effect floor covering, part tiled walls, radiator, power points.

Galleried Landing /

5'10 x 2'9

Wood balustrade, plastered ceiling, wood effect floor covering, loft access, doors leading off:

Bedroom One /

12'9 x 10'10

Double glazed windows to rear and side aspect, plastered ceiling, wood effect floor covering, radiator, power points.



Bedroom Two /

12'8 x 9'9

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, built in wardrobes, radiator, power points.

Bathroom /

5'11 x 5'0

Three-piece suite comprising of integrated p-shaped bath with mixer tap and fitted shower unit with safety glass shield, pedestal wash hand basin with mixer taps, low level w/c, double glazed window to side aspect, plastered ceiling, wood effect floor covering, tiled walls, chrome heated towel radiator, extractor fan.

Large Rear Garden /

Sun patio to immediate rear of property followed by steps up to laid to lawn area, mature planting and shrubs, secure fence boundaries, water tap, access to lean to:

Lean To /

10'4 x 7'0

Space for washing machine, fitted wall lights, power points, doors providing access to front garden.

Front Garden /

Block paved driveway providing parking for vehicles, laid to lawn area.

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.

