

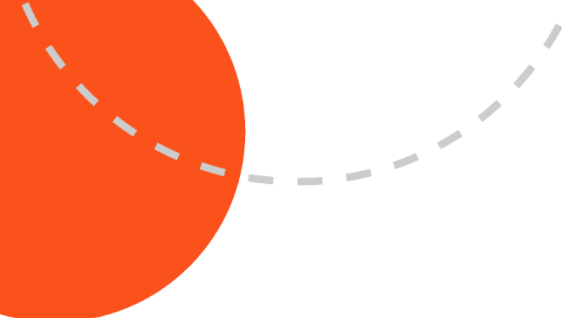


94 Eastwood Road, Rayleigh, Essex, SS6 7JR

Three Bedroom Semi-Detached House / Price £550,000 / Tel: 01702 207720

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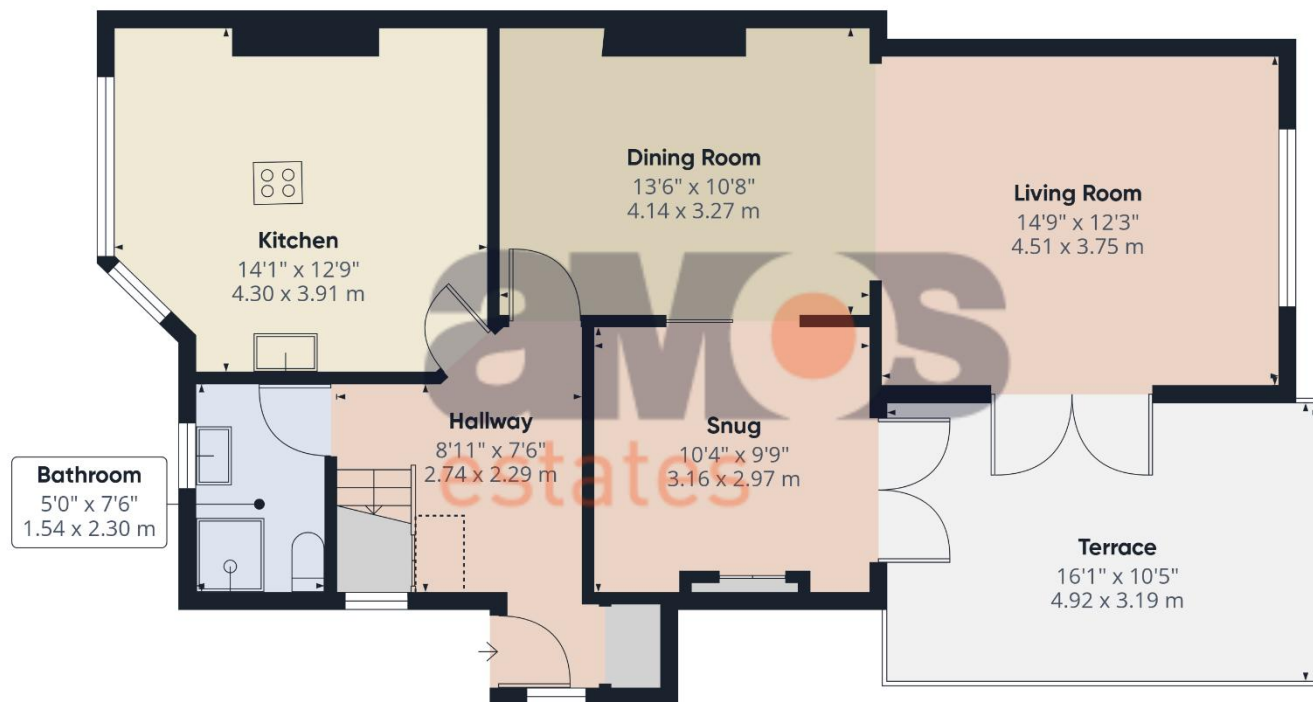


Welcome to this beautifully presented **three-bedroom** semi-detached home which offers generous living space throughout. Step into the welcoming entrance hall that leads you through to a stylish fitted kitchen, complete with a feature 'island' offering plenty of workspace. The open plan living and dining area is ideal for entertaining and provides direct access onto the rear garden. From the dining area, sliding doors lead to a second living space that also enjoys garden views, perfect as a home office, playroom, or snug. The ground floor also benefits from a modern three-piece shower room. Upstairs, there are three bedrooms, all served by a contemporary four-piece family bathroom. The rear garden is a nice size featuring a cabin perfect for entertaining whilst the front provides parking for vehicles.

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.

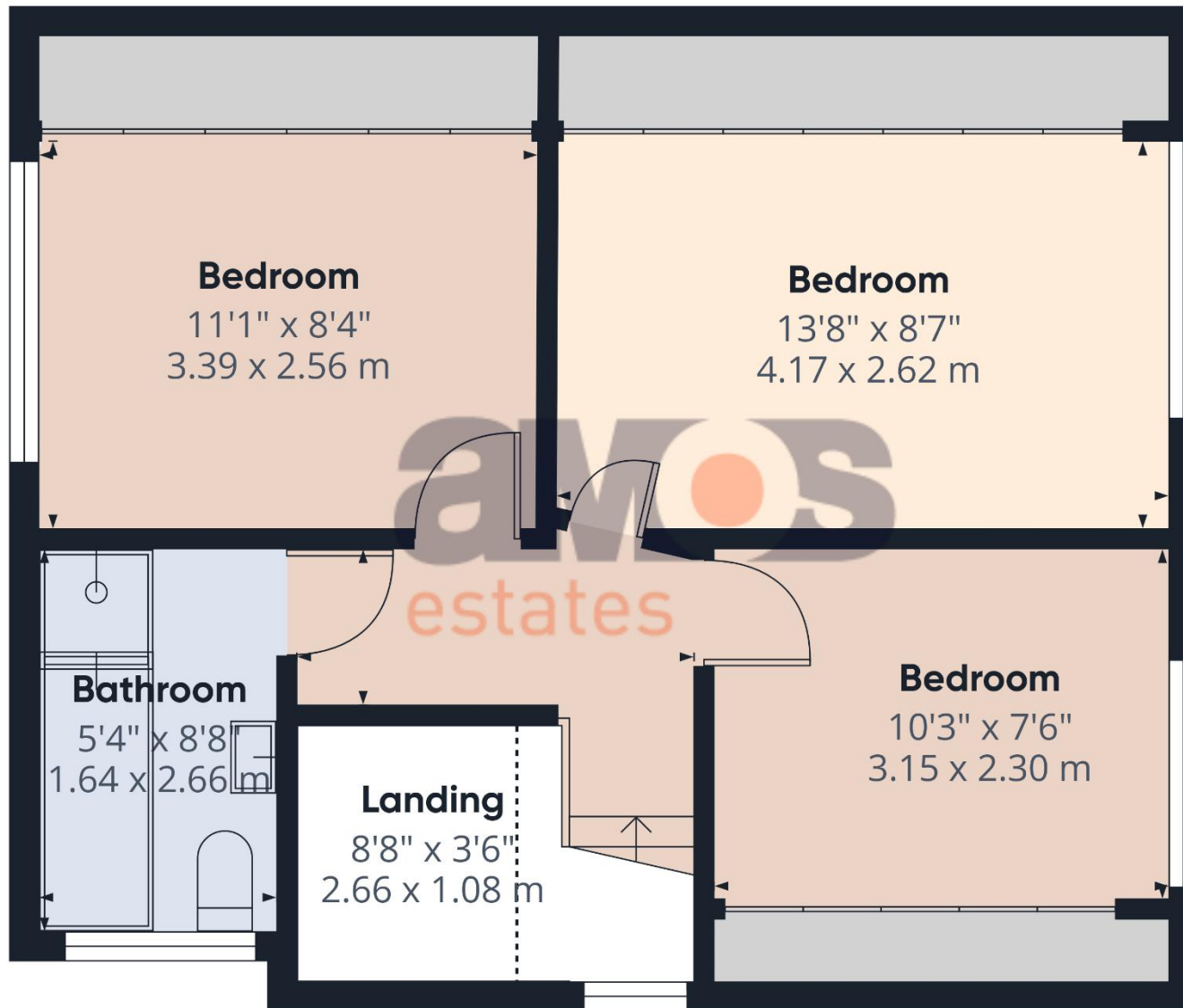
Find us on





First Floor Building 1

**A space to
call home.**



Floor 1 Building 1

**A space to
call home.**



Property Information

- / Semi-Detached House
- / Three Bedrooms
- / Three Reception Rooms
- / Ground Floor Shower Room & Four Piece Bathroom Suite
- / Driveway Providing Parking
- / EPC Rating: D
- / Council Tax Band: D
- / Approx 1209 Sq. Ft in Size
- / 360' Virtual Tour



Entrance door leading to.

Entrance Hall /

8'11 x 7'6

Double glazed window to side aspect, smooth plastered ceiling, tiled flooring, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, power points, doors leading off:

Ground Floor Shower Room /

7'6 x 5'0

Three-piece suite comprising of corner safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to front aspect, smooth plastered ceiling, tiled flooring and part tiled wall, chrome heated towel rail, extractor fan.

Kitchen /

14'1 x 12'9

Fitted at both eye and base level in a range of wood roll units with working surface over, feature 'island' with integrated oven and integrated electric hob with extractor fan above, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer, integrated dishwasher and integrated fridge/freezer, wine racks, double glazed window to front aspect, plastered and coved ceiling with integrated spotlights, tiled flooring and part tiled walls, radiator, power points.

Dining Room /

13'6 x 10'8

Plastered and coved ceiling, wood effect floor covering, fitted wall lights, power points, door leading to snug, open access to:





Living Room /

14'9 x 12'3

Double glazed window to rear aspect, double glazed French doors to rear garden, plastered and coved ceiling, wood effect floor covering, power points.

Snug /

10'4 x 9'9

Double glazed French doors to rear garden, plastered and coved ceiling, wood effect floor covering, double doors opening to cupboard housing boiler, wall mounted radiator, power points.

Galleried Landing /

8'8 x 3'6

Double glazed window to side aspect, smooth plastered ceiling, fitted carpet, wood balustrade, power points, doors leading off:

Bedroom One /

13'8 x 8'7

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, built in sliding wardrobes, radiator, power points.

Bedroom Two /

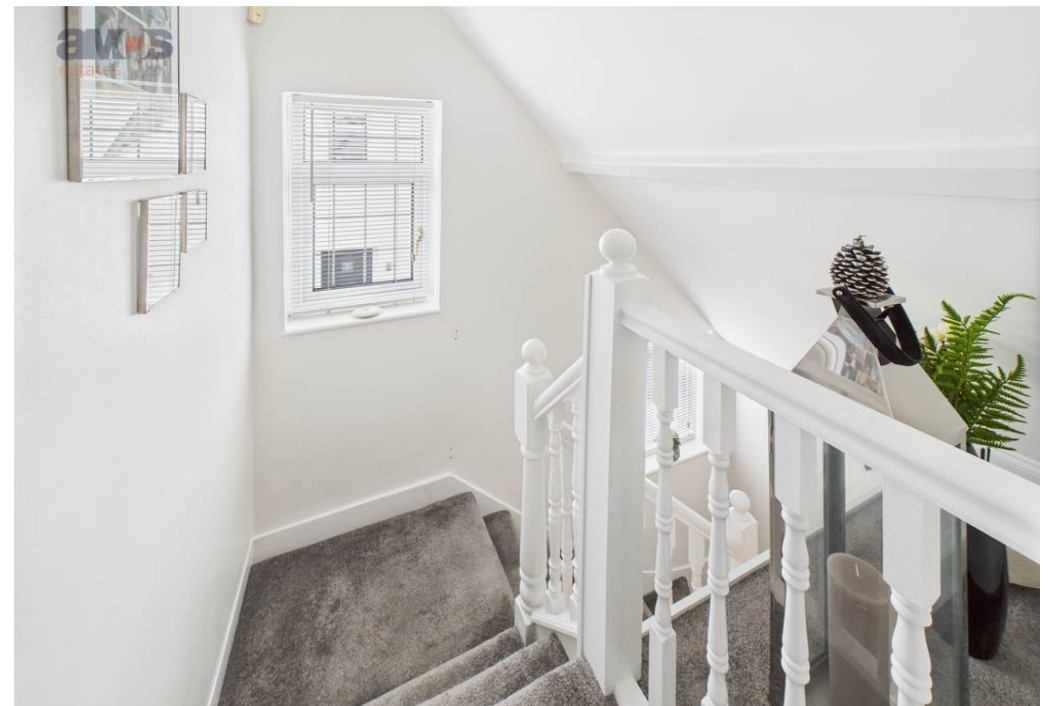
11'1 x 8'4

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

Bedroom Three /

10'3 x 7'6

Double glazed window to rear aspect, smooth plastered ceiling, wood effect floor covering, built in mirrored sliding wardrobes, radiator, power points.





Bathroom /

8'8 x 5'4

Four-piece suite comprising of integrated bathtub with mixer tap, safety glass cubicle with fitted electric shower unit, sink unit with mixer tap and tile surround, low level w/c, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail, extractor fan.

Rear Garden /

Sun decked area to immediate rear of property alongside the sun patio, followed by remaining laid to lawn, mature planting, sprinkler system underneath lawn, secure fence boundaries, access to:

Games Room /

16'10 x 13'0

Wood effect floor covering, power and light fitted inside and outside of the cabin, glazed windows to front and side aspect, new roof recently installed.

Front Garden /

Block paved driveway providing parking for vehicles, mature planting to either side, side gate providing access to the rear.

Additional Features /

- Drop kerb extended and new walls installed.
- 25-year warranty on new lounge roof is less than two years old.
- Installing a new combination boiler in July.
- Planning permission still in place for a two-storey extension.
- Property has alarm installed.

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.





