



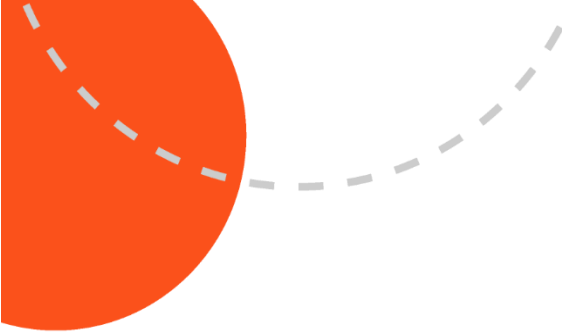
3 High Road, Rayleigh, Essex, SS6 7SA

Three Bedroom Semi Detached House / Price: £425,000 / Tel: 01702 207720

**amos**





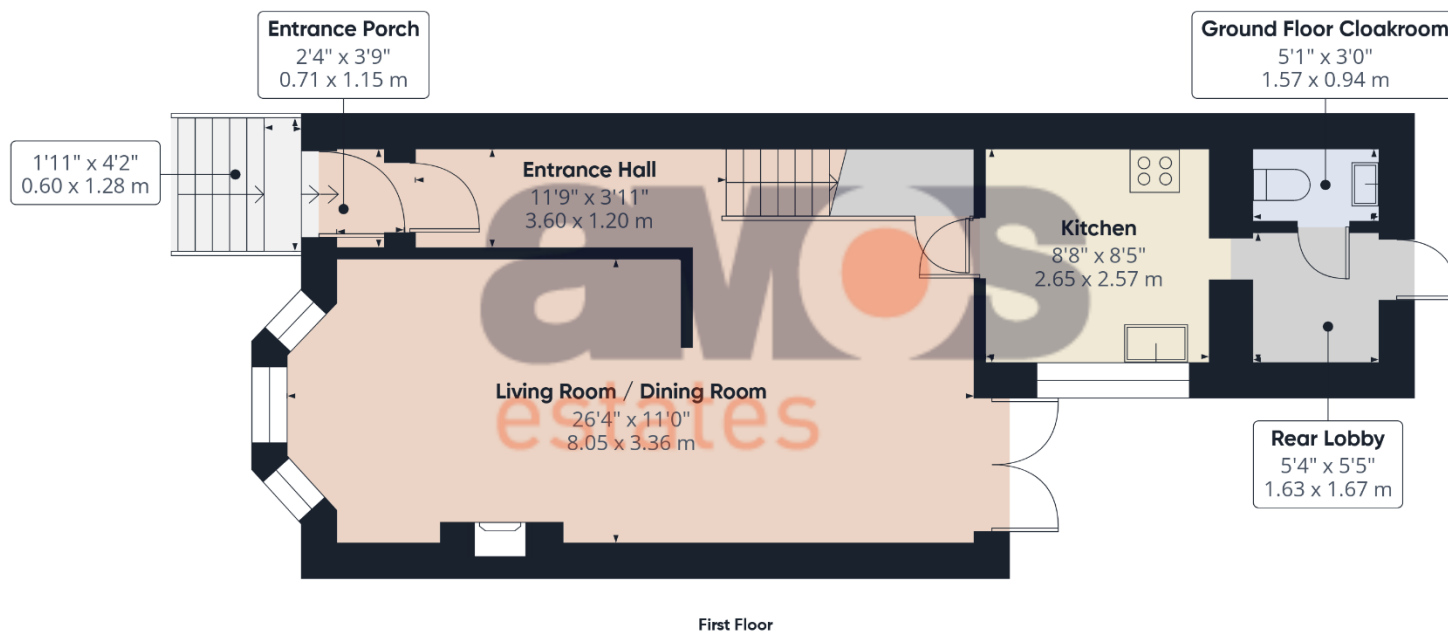


Welcome to this well-presented **three-bedroom** semi-detached home, offering generous space and modern comfort throughout. Step through the entrance porch into a welcoming hallway, which leads into a spacious open-plan living and dining area. This bright room enjoys direct access to the rear garden and flows seamlessly into a stylishly fitted kitchen. A convenient ground floor cloakroom adds practicality, ideal for everyday use. Upstairs, the property offers three bedrooms along with a sleek, modern family shower room. Outside, the rear garden provides ample space featuring a sun patio with the remaining laid to lawn.

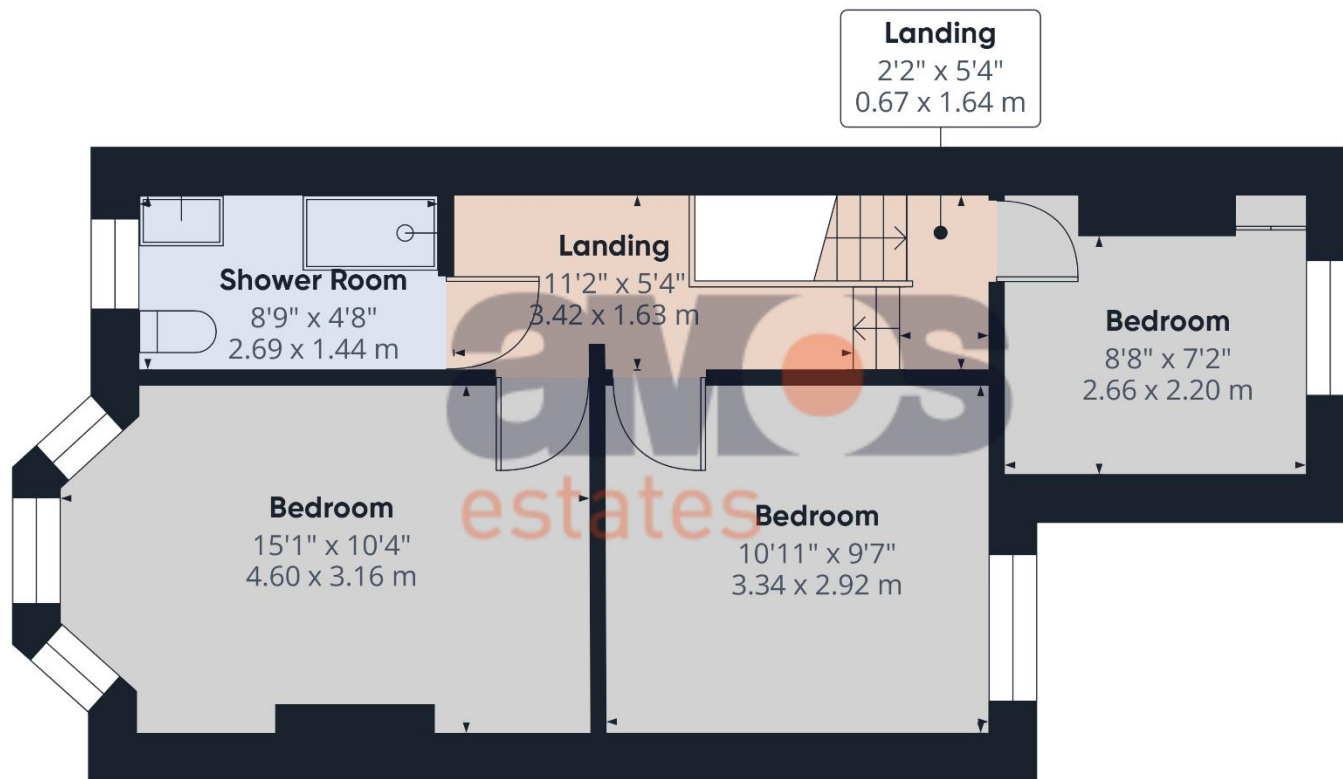
The property is located within Rayleigh High Street offering a range of shops and eateries on your doorstep. The property is also within close proximity to Rayleigh train station with direct links to London Liverpool Street, Schools such as FitzWimarc and nearby bus links. Take a look at our **360' Virtual Tour** and book your appointment today!  
**No Onward Chain!**

Find us on

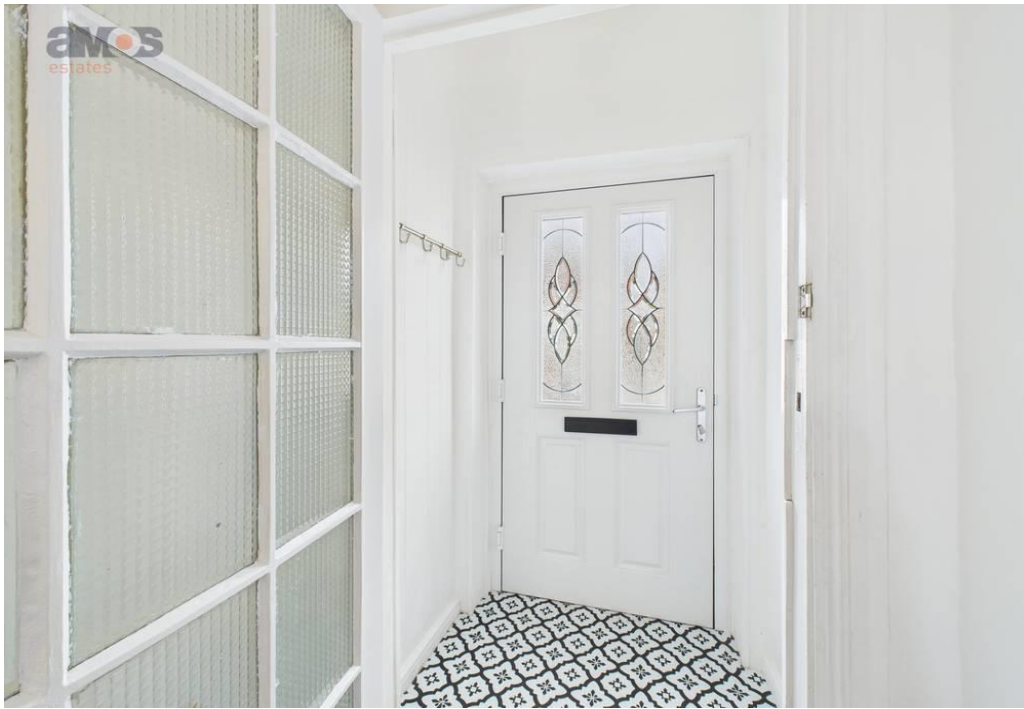




**A space to  
call home.**



Floor 1



## Highlights

- / Semi-Detached House
- / Three Bedrooms
- / Two Reception Rooms
- / Ground Floor Cloakroom & Family Shower Room
- / Spacious Rear Garden
- / EPC Rating: B
- / Council Tax Band: C
- / Approx 926 Sq. Ft in Size
- / No Onward Chain
- / 360' Virtual Tour Available







Entrance door leading to:

### **Entrance Porch /**

**3'9 x 2'4**

Plastered ceiling, floor covering, door leading to:

### **Entrance Hall /**

**11'9 x 3'11**

Smooth plastered ceiling, fitted carpet, staircase to first floor living space with fitted carpet and wood balustrade, understairs storage cupboard, radiator, access to:

### **Living Room / Dining Room /**

**26'4 x 11'0**

Double glazed bay window to front aspect, double glazed French doors to rear garden, smooth plastered ceiling, fitted carpet, feature fireplace, fitted wall lights, storage cupboard, radiator, power points, door leading to:

### **Kitchen /**

**8'8 x 8'5**

Fitted at both eye and base level in a range of green and white units with working surface over, space for freestanding cooker with integrated extractor fan above, sink unit with mixer tap and drainer, space for fridge/freezer, double glazed window to side aspect, tiled flooring, plastered ceiling, part tiled walls, power points, access to:

### **Rear Lobby /**

**5'5 x 5'4**

Plastered ceiling, tiled flooring, door providing access to the rear garden, door leading to:







## Ground Floor Cloakroom /

5'1 x 3'0

Two-piece suite comprising of pedestal wash hand basin with mixer tap, low level w/c, tiled flooring and part tiled wall, plastered ceiling.

## Galleried Landing /

5'4 x 2'2 plus 11'2 x 5'4

Plastered ceiling, fitted carpet, loft access, wood balustrade, radiator, power points, doors leading off:

## Bedroom One /

15'1 x 10'4

Double glazed bay window to front aspect, plastered ceiling, fitted carpet, radiator, power points.

## Bedroom Two /

10'11 x 9'7

Double glazed window to rear aspect, plastered ceiling, fitted carpet, power points.

## Bedroom Three /

8'8 x 7'2

Double glazed window to rear aspect, plastered ceiling, fitted carpet, storage cupboard housing newly installed combi boiler, radiator, power points.

## Bathroom /

8'9 x 4'8

Three-piece suite comprising of wall mounted vanity unit with mixer tap, walk in shower with fitted shower unit and safety glass, low level w/c, double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, wood effect floor covering, tiled walls, heated towel rail.



### **Rear Garden /**

Sun patio to immediate rear of property followed by laid to lawn area, mature planting and shrubs, secure fence boundaries, water tap, side gate to front garden.

### **Front Garden /**

Paved steps to entrance door, lawn area, mature planting.

### **Parking /**

As the property is located right in the heart of Rayleigh Town Centre there isn't any parking within the confines of the plot. New owners will likely take advantage of the numerous on street parking roads around the property or indeed the public car parks at Websters Way and Castle Road.

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.

