

SCOTT &  
STAPLETON

RAYLEIGH ROAD  
Leigh-On-Sea, SS9 5PU  
£425,000





## RAYLEIGH ROAD

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LEIGH-ON-SEA, SS9 5PU

Scott & Stapleton are excited to offer for sale this substantial detached bungalow occupying a large elevated plot and located in a convenient location close to local shops & bus routes.

The property offers good size accommodation with 3 double bedrooms, 2 bathrooms, large lounge & fitted kitchen/breakfast room. Cosmetic and decorative works are required throughout.

The bungalow has a large block paved driveway, integral garage & rear garden extending to approx. 40' x 40'.

Close to good schools, shops, transport links, parks & all other amenities there could also be scope for redevelopment to an extremely large house (stpp).

Offered with vacant possession & no onward chain an early internal inspection is strongly advised.

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Accommodation comprises

Wooden entrance door with stained lead light insets leading to entrance hall.

Entrance hall

4.67m x 2.24m (15'4 x 7'4)

Large L shaped hallway with fitted storage cupboard & further airing cupboard with hot water cylinder. Radiator, loft access. Doors to all rooms.

Kitchen/breakfast room

5.11m x 2.97m (16'9 x 9'9)

Double glazed lead light window to front. Range of oak fronted base & eye level units with drawer pack, range cooker, extractor fan & spaces for washing machine, dishwasher & fridge/freezer. Roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap. Tiled splashbacks, tiled floor, radiator, coved ceiling with spotlights.

Lounge

5.21m x 3.66m (17'1 x 12')

Approached via double doors from entrance hall, double glazed french doors with adjacent double glazed windows to rear leading to garden. Feature marble fireplace, 2 radiators, coved ceiling with ceiling rose.

Bedroom 1

4.09m x 3.28m (13'5 x 10'9)

Double glazed window to rear. Range of mirror fronted wardrobes, radiator, coved ceiling with ceiling rose. Door to en suite.

En suite

2.24m x 1.02m (7'4 x 3'4)

Obscure double glazed window to side. White suite comprising of shower cubicle, low level WC & wall mounted wash hand basin. Fully tiled walls, radiator, coved ceiling, extractor fan.

Bedroom 2

3.66m x 3.10m (12' x 10'2)

Double glazed lead light oriel bay window to front. Radiator, 2 wall light points, coved ceiling with ceiling rose.

Bedroom 3

3.10m x 3.07m (10'2 x 10'1)

Double glazed window to rear. Range of wardrobes, radiator, coved ceiling with ceiling rose.

Bathroom

2.21m x 2.13m (7'3 x 7')

Obscure double glazed window to side. White suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin. Fully tiled walls & floor, radiator, shaver point, coved ceiling with spotlights, extractor fan.

Front garden

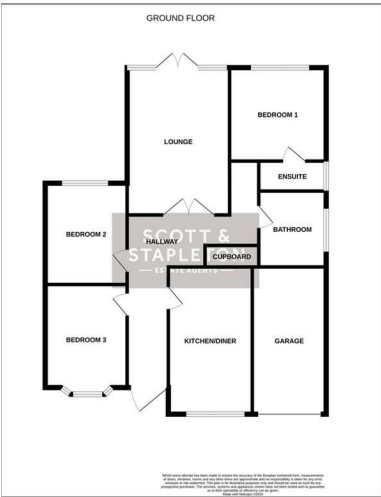
The property is set back and elevated from the road approached via a large block paved driveway providing ample off street parking. Access to garage & pedestrian access to both sides of the property.

Garage

Integral garage with up & over door to front, power & light.

Rear garden

Approx. 40' x 40' with patio and remainder lawn & shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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