

SCOTT &
STAPLETON

EASTWOOD ROAD
Rayleigh, SS6 7LL
£425,000





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Scott & Stapleton are delighted to offer for sale this charming detached double fronted character bungalow occupying a bold corner position.

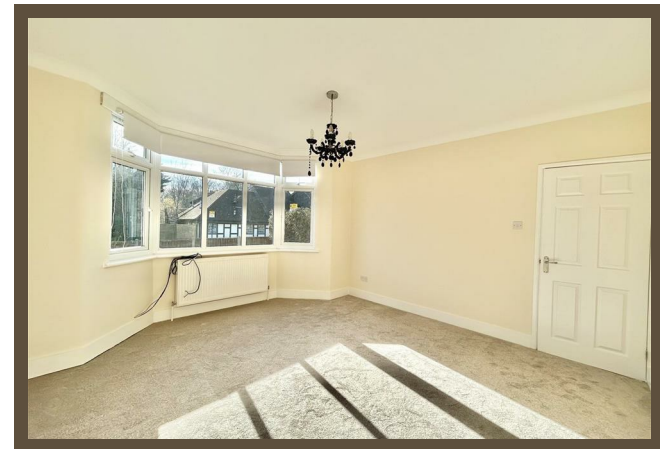
This super property has been recently redecorated throughout and benefits from 2 large double bedrooms, spacious lounge, eat-in kitchen/breakfast room & modern fitted bathroom.

There are good size gardens to the front & back, ample

off street parking and a 20' x 12' detached garage plus room for a large ground floor extension and/or loft conversion (stpp).

In a sought after location within the popular Eastwood Academy catchment area & walking distance of local shops, pubs, restaurants, pubs & parks.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a large detached bungalow with great potential. An early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with obscure double glazed inset leading to entrance hall.

Entrance hall

4.09m x 1.02m (13'5 x 3'4)

Radiator, loft access, coved ceiling. Panelled doors to all rooms.

Living room

4.34m x 4.01m (14'3 x 13'2)

Large, bright room with UPVC double glazed bay window to front. Radiator, coved ceiling.

Kitchen/breakfast room

3.68m x 3.68m (12'1 x 12'1)

UPVC double glazed door & windows to rear on to garden. Range of Shaker style base & eye level units with matching drawer pack. Integrated stainless steel electric oven with separate gas hob & extractor fan, spaces for washing machine & fridge/freezer. Roll edge worktops with inset circular stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, Amtico style flooring, radiator, coved ceiling with ceiling spotlights.

Bedroom one

3.89m x 3.58m (12'9 x 11'9)

Large UPVC double glazed window to front. Radiator, coved ceiling.

Bedroom two

3.58m x 3.45m (11'9 x 11'4)

Large UPVC double glazed window to rear. Radiator, coved ceiling.

Bathroom

2.77m x 1.73m (9'1 x 5'8)

Obscure UPVC double glazed window to rear. Modern white suite comprising of panelled bath with mixer tap, separate

shower over & glass screen, pedestal wash hand basin with mixer tap & low level WC. Fully tiled walls, Amtico style flooring, heated towel rail, mirror fronted fitted cabinet, extractor fan, coved ceiling with ceiling spotlights.

Front garden

The property is set well back from the road with a large front garden of approx. 40' x 25'. Mainly crazy paved with mature shrub beds and conifer screening. Wide access to side leading to rear garden.

Rear garden

Approx. 50' x 40'. Commencing with large full width patio with remainder laid to lawn. Fully fenced.

Detached garage

6.10m x 3.66m (20' x 12')

Up & over door to front, courtesy door to side. Power & light. Hardstanding to front & double gates with access from Rayleigh Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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