



### Rayleigh, Guide Price £420,000 - £430,000, 2 Bed Semi-Detached Bungalow

Essex Guild Homes are Delighted to Offer this Semi-Detached Bungalow with Two Double Beds.

Lovely Big "West Facing" Fully Landscaped Rear Garden.

Good Size Rooms: 15ft 7 Lounge with Feature Fireplace, 23ft Conservatory overlooking Garden.

Detached Garage to Rear and Lots of Parking with Potential for More.

Council Tax Band: C    EPC Rating: E



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 9DJ

**GREAT SIZE SEMI-DETACHED BUNGALOW WITH TWO DOUBLE BEDS**

**55FT to 60FT WEST FACING WELL LANDSCAPED REAR GARDEN**

**DETACHED GARAGE / IDEAL TO CONVERT TO HOME OFFICE OR GYM**

**23FT CONSERVATORY OVERLOOKING GARDEN**

**SOLID WOOD FITTED KITCHEN**

**15FT LOUNGE WITH BAY WINDOW TO FRONT AND FEATURE FIREPLACE**

**MODERN FITTED SHOWER ROOM  
WITH HEATED CHROME TOWEL RADIATOR**

**SPACE TO EXTEND TO REAR OR UPWARDS WITH A LOFT CONVERSION !**

**CLOSE TO LOTS OF SHOPS, WALKS, SCHOOLS  
AND EASY ACCESS OF A130 / A127 / A13**

**IN OUR OPINION "A LOVELY, GOOD SIZE BUNGALOW  
WITH A FANTASTIC GARDEN IN A QUIET CUL-DE-SAC LOCATION"**

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**Energy Performance Rating:** E

**Council Tax Band:** C

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**Shaped Entrance Hall** with Wood Flooring

**Lounge** with Bay Window to Front and Feature Fireplace  
15' 7" x 12' 4" (4.75m x 3.76m)

**Conservatory** Overlooking Landscaped West Facing Rear Garden  
23' 0" x 7' 0" (7.01m x 2.13m)

**Solid Wood Fully Fitted Kitchen**  
with Double Glazed Window and Door to Conservatory  
11' 0" x 9' 0" (3.35m x 2.74m)

**Bedroom One** with Double Glazed Bay Window to Front  
12' 2" x 11' 5" (3.71m x 3.48m)

**Bedroom Two** with Double Glazed Window to Rear  
10' 0" x 9' 2" (3.05m x 2.79m)

**Modern Fitted Shower Room**  
Fully Tiled with Heated Chrome Towel Radiator  
6' 0" x 5' 6" (1.83m x 1.68m)

**55 - 60ft Landscaped West Facing Rear Garden**  
55ft - 60ft

**Detached Garage in Garden**  
with Potential to Convert to Home Office / Gym / Garden Room

**Landscaped Front Garden** with **Huge Potential** for More Parking

**Side Driveway** approx. 40ft

**Notes:** We have been informed by the vendor that in 2022 the loft was fully insulated, and the roof was re-lined.



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GROUND FLOOR  
992 sq.ft. (92.1 sq.m.) approx.



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