



Rayleigh, £450,000, Three Bed Detached House

STUNNING... Three Double Bed Family Home which is almost Detached !
En-Suite and Main Bathroom. Carport with Parking for Two Vehicles leads to Detached Garage.
Beautiful well appointed Fitted Kitchen and 15ft Lounge / Dining Room with doors to Garden.
West Facing Garden with access to Garage.

Council Tax Band: D EPC Rating: B Tenure: Freehold



Rayleigh, Essex, SS6 9GZ

QUIET PRIVATE SETTING WITH LARGE GREEN TO FRONT

JUST ONE BEDROOM WALL JOINS NEXT DOOR !

DETACHED GARAGE AND MULTIPLE PARKING

VERY WELL MAINTAINED THROUGHOUT

THREE DOUBLE BEDROOMS WITH LARGE EN-SUITE TO MASTER BEDROOM

WELL FITTED KITCHEN WITH WINDOW TO FRONT

EASY WALKING DISTANCE OF RAYLEIGH TRAIN STATION

CLOSE TO SHOPS / WALKS / LOCAL AMENITIES

Energy Performance Rating: B

Council Tax Band: D

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.

Construction: Brick Built with Cavity

Mobile Connection: Good 4G and Some 5G

Broadband: Standard to Superfast 80 Mbps

Notes:

The Sellers inform us that a Water Softener System has been Fitted and a Roof Mounted Panel Provides Solar Power which helps to Reduce Electric Costs.

Rooms:

Entrance Hall

14' (4.26m)

Lounge / Dining Room with Doors to Rear Garden

15' 1" x 12' 8" (4.59m x 3.86m)

Well Fitted Kitchen with Window to Front

8' 3" x 8' 0" (2.51m x 2.44m)

Ground WC with Potential to Convert to Shower Room !

6' 0" x 4' 8" (1.83m x 1.42m)

First Floor Landing

Bedroom One with En-Suite Shower Room

15' 0" x 10' 10" (4.57m x 3.30m)

En-Suite Shower Room to Master

11' 7" x 6' 7" (3.53m x 2.01m)

Bedroom Two

11' 8" x 11' 8" (3.55m x 3.55m)

Bedroom Three

13' 1" x 7' 8" (3.98m x 2.34m)

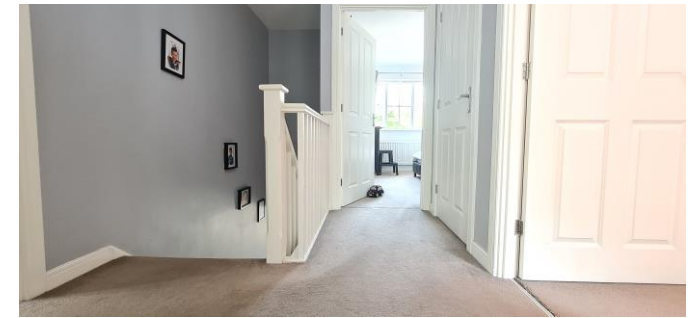
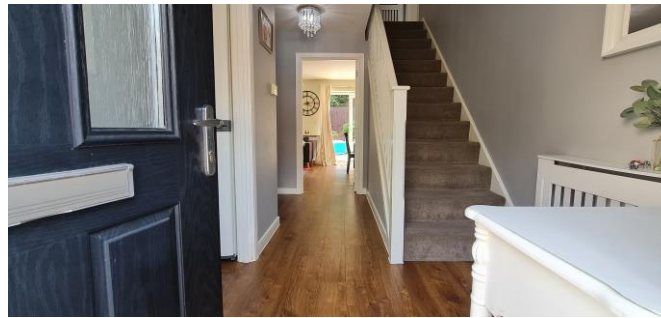
Four Piece Family Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Rear Garden West Facing

Carport with Parking for Two Leads to Detached Garage

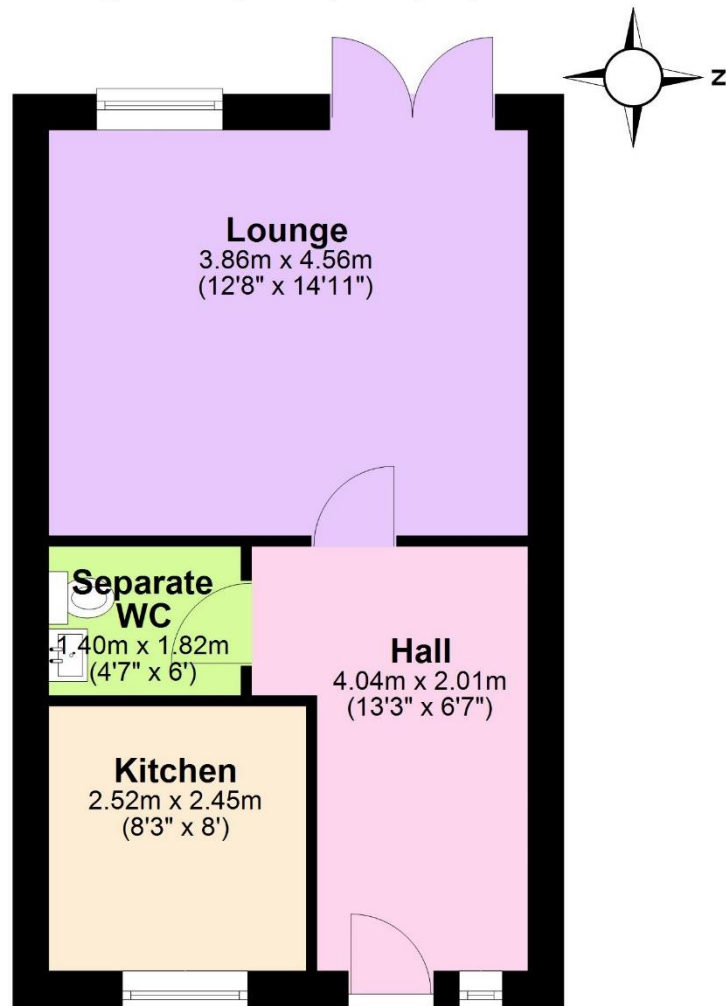
Detached Garage





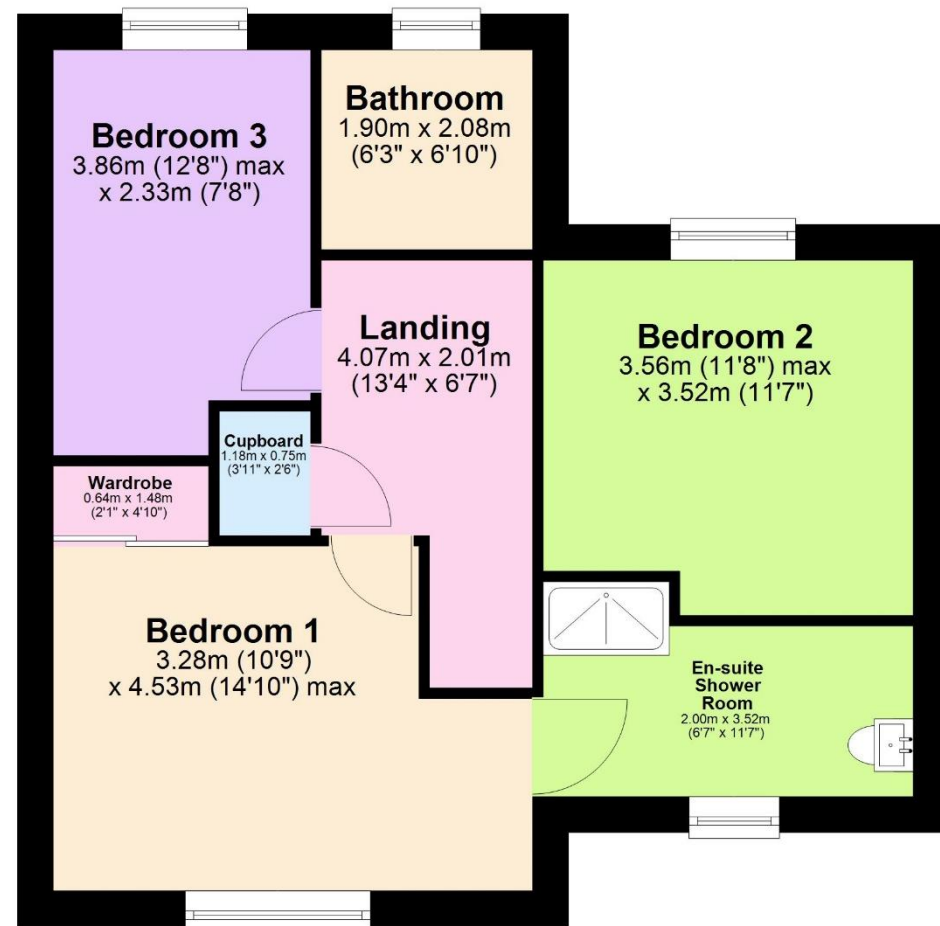
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)

◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆