

186 Rawreth Lane, Rayleigh, Essex, SS6 9RN
Offers Over £750,000

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Estate Agents



Bear Estate Agents are delighted to bring to the market this very unique opportunity to purchase a five bedroom detached family home with an integral annex with three bedrooms and an open plan kitchen/diner. Internally this large home boasts five bedrooms with a self contained three bedroom annex to the first floor, multiple reception rooms, two main bathrooms, en-suite, potential for further en-suites, open plan family lounge/dining room to the rear and a open plan kitchen, a triple width sideways, double garage, rear office, workshop. The house further benefits a large loft/eaves space, security alarms and parking for ten vehicles. The property is situated in an excellent location close to Rayleigh High Street providing a short walking distance to local amenities such as Rayleigh train station and local schools.

Front

The property is approached by a independent block pave driveway, parking space for 9-10 vehicles, a large private road to the left hand side.

Entrance Hall

9'2 x 4'9

Approached by a composite front door, entrance hall has a alarm system, solid wood flooring throughout, stairs to first floor landing, smooth ceilings with coving to ceiling edge and coconut matting.

Inner Hallway/Storage Area

Access to the downstairs bedrooms, bathrooms and lounge, solid wood floors, internal double wood doors into family room, power points, potential for built in storage, smooth ceilings with centre ceiling lights.

Lounge

25'1 x 14'7

Double glazed windows to the side aspect, double glazed sliding doors to the rear aspect onto the rear patio, courtesy door leading into the double garage, a large brick feature fireplace with stunning wood effect beam, space for a bar area, smooth ceilings with coving to ceiling edge, wall mounted ceiling lights, solid wood flooring, this room opens out onto the dining area.

Dining Area

9'11 x 9'0

Double glazed windows to the rear aspect, radiator, centre ceiling feature lights, solid wood floors, open archway leading into the kitchen.

Kitchen

15'1 x 9'9

Double glazed door onto the large side patio, double glazed window to the side. The Kitchen comprises a range of wooden top and base units, tiled splashbacks and rolled top work surfaces, slate floor throughout, five ring range master hob, built in double oven and warming trays, stainless steel sink with hand held shower attachments, plenty of power points, space for storage, space for a large American style fridge freezer, smooth ceilings with inset spotlights, space for a dishwasher and washing dryer, this room houses the boiler.

Downstairs Bathroom

9'11 x 5'2

Fully tiled floors, obscured double glazed window to the rear, dual flush WC, vanity unit with storage, sink and mixer tap, radiator, vinyl floors, panelled bath, shower screen and hand held shower attachments.

Bedroom Hallway

This has high ceilings with coving to ceiling edge, doors to bedrooms, main bathroom, under stairs storage, radiator and power points.

First /Second Downstairs Bedroom

11'0 x 7'11

High ceilings with coving to ceiling edge, centre ceiling spotlights, wood effect flooring, radiator, plenty of power points and potential for built in storage. Doors to another bedroom within.

Third Downstairs Bedroom

9'5 x 9'4

High ceilings with centre ceiling lights, radiator, carpeted floors, potential for built in storage, double glazed upvc door leading onto the downstairs rear patio.

Downstairs Bedroom Suite

Separate dressing area, potential for a further annex, power points, telephone points, potential for built in storage, high ceilings with coving to ceiling edge, radiator, double glazed window to the front aspect a door leading into the bedroom.

The bedroom has double glazed windows to the front, high ceilings with coving to ceiling edge, centre ceiling light, plenty of power points, potential for a large floor to ceiling built in storage cupboards.

Fourth Downstairs Bedroom (Main)

13'11 x 13'7

Double glazed windows to the front, floor to ceiling storage cupboards with built in lighting, smooth ceilings with coving to ceiling edge, centre ceiling spotlights, a built in dressing area, plenty of power points, radiator, wall lighting and a courtesy door leading into the en suite.

En Suite

5'10 x 4'6

Storage, fully tiled walls, dual flush WC, pedestal sink with hot and cold taps and heated towel rail.

Fifth Downstairs Bedroom

12'2 x 9'8

Radiator, double glazed french doors that lead onto the rear side patio, potential for built in storage, custom built in storage throughout, wall mounted av points and high ceilings.

Upstairs Landing

Smooth ceilings, velux double glazed window to the side aspect, large built in storage cupboards, doors to main bathroom, bedrooms and annex.

Annex Area / Lounge

34'0 x 14'5

Carpeted throughout, two large eves storage cupboards, power points, av points, radiators, high ceilings throughout, spotlights.

Annex Kitchen

Kitchen comprises of a range of wooden shaker base units, vinyl work





top, dual stainless steel sink with draining board, velux window to the rear, window to the side, further velux window to the side and a double glazed window to the front, wood effect flooring throughout, space for large free standing fridge/freezer, four ring gas hob, tiled splashbacks, radiators, plenty of power points, potential for white goods.

Annex Bedroom

8'5" x 7'0"

Smooth ceilings, window to side aspect, radiator, potential for built in storage.

Annex Main Bathroom

9'0" x 5'1"

Newly fitted, double width walk-in shower with hand held shower attachments, tiled floors, tiled walls, centre ceiling light, double glazed velux window to the side, large vanity unit housing the dual flush WC, sink and storage, radiator.

Annex Bedroom/Office

7'0" x 5'9"

Glazed window to the side aspect, storage, power points.

Main Annex Bedroom

15'4" x 10'1"

Double glazed sliding doors onto the rear balcony, eves storage to both sides, radiator, carpet throughout, built in storage, smooth ceilings, centre ceiling lights.

Double Garage

17'5" x 19'2"

Concrete tiled floors, high ceilings with storage, lighting throughout, potential for built in storage, plenty of power points, second front door, another courtesy door leading into the rear office/workshop/kitchen and treatment room. Roller shutter electric door to the front.

Workshop

17'10" x 12'6"

Loft access, tiled floors, double glazed windows to the side overlooking the garden patio, double glazed upvc door leading onto the rear patio, potential for storage, lighting.

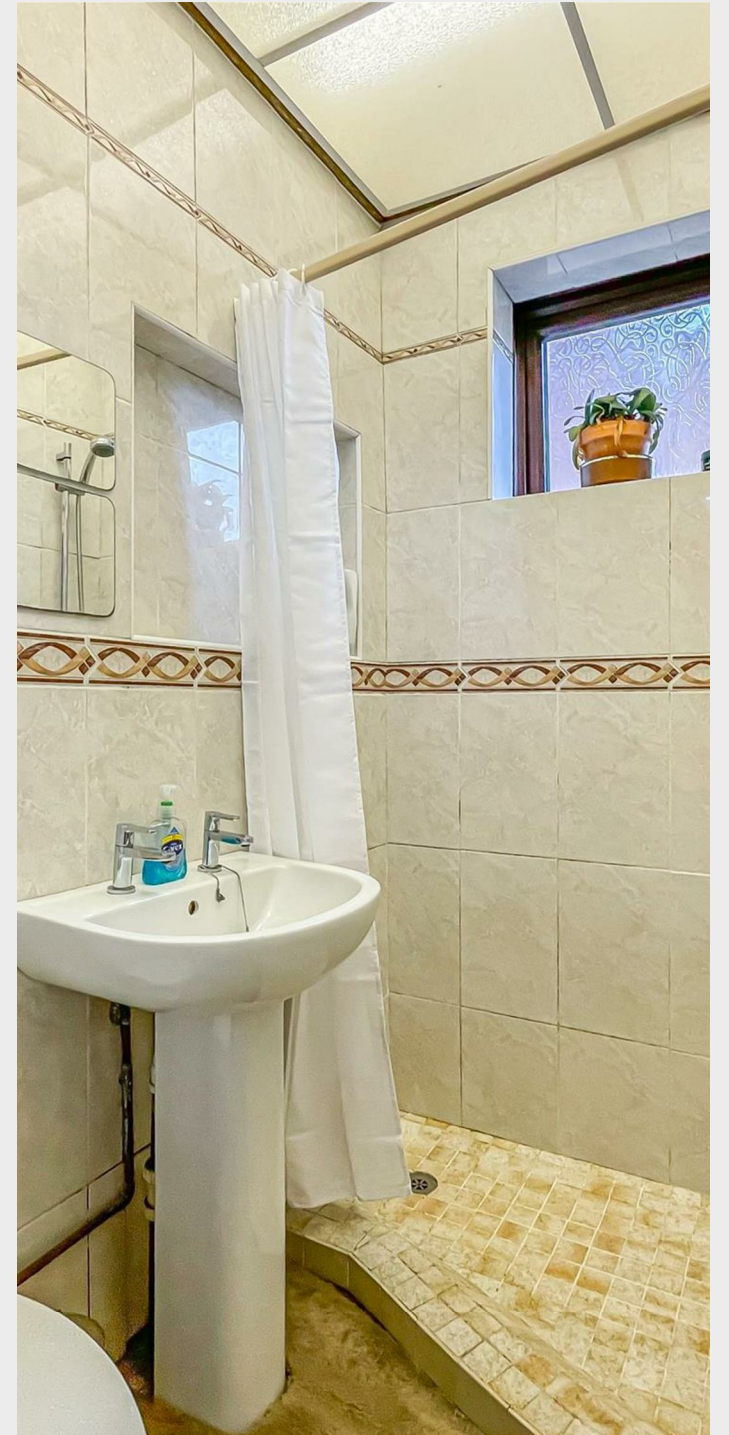
Garden

Large hard standing patio to the full width of the property and down the triple width sideway providing a double gate to the front, external water, external power, exterior lighting, seating area, newly fitted slab patio to the garden, built in BBQ, built in storage space, mature trees to the side, garden is un overlooked. Garden size is highlighted in our drone photos.

Agents Note

Council Tax: D

EPC : E

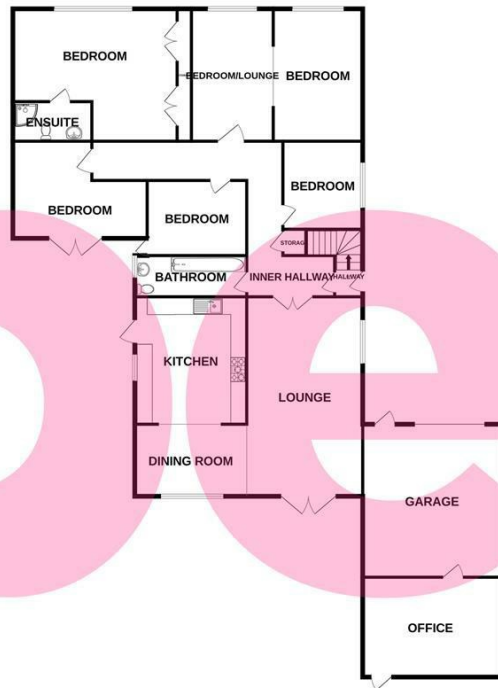


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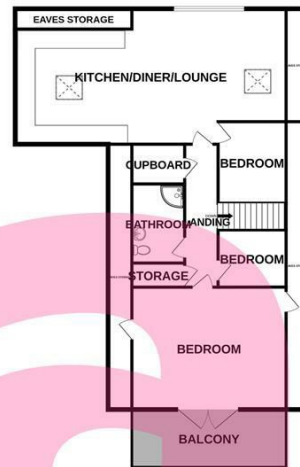
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GROUND FLOOR
254.0 sq.m. (2734 sq.ft.) approx.



1ST FLOOR
136.4 sq.m. (1468 sq.ft.) approx.



TOTAL FLOOR AREA: 390.4 sq.m. (4202 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |