



Hilary Crescent | | Rayleigh | SS6 8NB

£425,000

bear
Estate Agents

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Welcome to Hilary Crescent, Rayleigh - a charming location for this delightful semi-detached house! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. The two bathrooms ensure convenience and comfort for all residents.

Located in a sought-after area, this property offers the perfect blend of tranquillity and convenience. The semi-detached style provides a sense of privacy while still being part of a friendly neighbourhood.

Whether you're looking to host gatherings in the reception rooms, enjoy peaceful nights in the bedrooms, or simply appreciate the comfort of having two bathrooms, this house has it all. Don't miss the opportunity to make this lovely property in Rayleigh your new home sweet home!

- Four Bedroom Semi Detached
- Open Plan Kitchen/Diner
- Large Front Garden With Potential To Convert Into A Driveway
- Modern
- Private Rear Garden
- Garage
- Ensuite to Fourth Bedroom

Entrance Porch

Double glazed door into the entrance porch, radiator and power points.

Lounge

20'8" x 16'0" (6.30m x 4.88m)

Entering the lounge, you'll find a comfortably spacious area, sunlight gently filters through the large double glazed window, feature fireplace, giving the space its own unique charm, a radiator and stairs offer easy access to the first floor.





Kitchen / Diner

19'9" x 15'3" (6.02m x 4.67m)

Adjacent to the lounge lies the expansive kitchen/diner, double glazed doors open onto both the side and rear gardens, flooding the space with light. The kitchen area is equipped with a variety of modern wall-mounted and base units, finished with sleek work surfaces and an inset sink/drainer unit. A convenient breakfast bar offers a casual dining option, while ample space and plumbing for appliances ensure practicality.

First Floor Landing

Ascending the stairs from the lounge, you reach the first-floor landing, serving as a central hub connecting the bedrooms on this level and the stairs leading to the second floor.

Bedroom One

13'5" x 8'7" (4.09m x 2.64m)

The first bedroom boasts a double glazed window overlooking the front garden, radiator, power points and fitted wardrobes for storage convenience.

Bedroom Two

11'5" x 8'7" (3.48m x 2.64m)

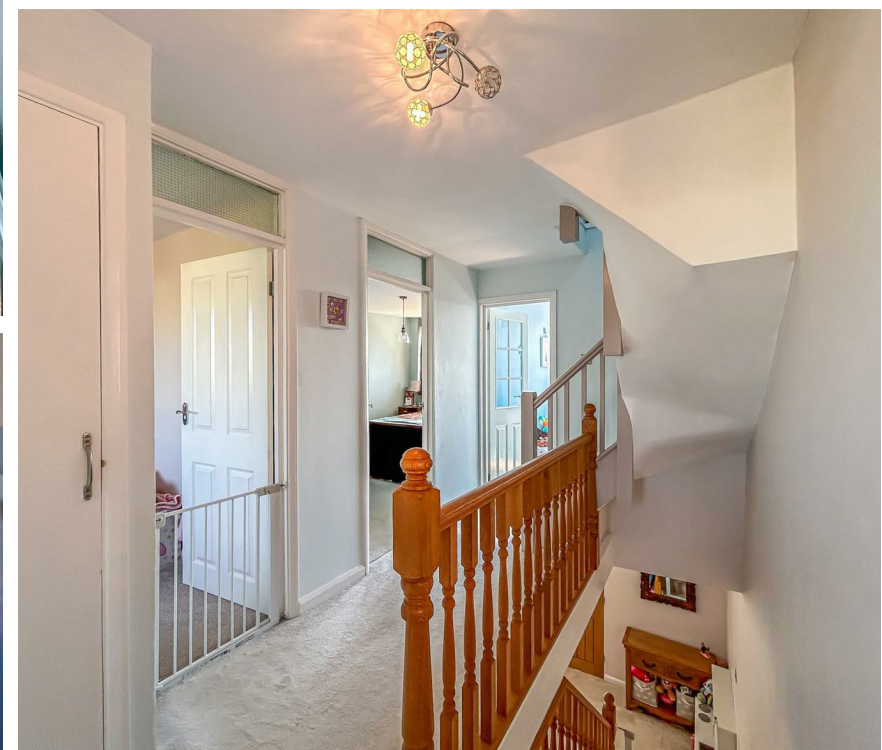
Bedroom two provides a serene retreat with a double glazed window offering views of the rear garden. A radiator ensures coziness throughout the room.

Bedroom Three

8'5" x 6'9" (2.57m x 2.08m)

The third bedroom offers ample space with a double-glazed window overlooking the front garden and a radiator providing warmth.





Bathroom

Conveniently located on this floor, the bathroom features a double-glazed window to the rear and comprises a three-piece suite, including a panel-enclosed bath with shower over, wash hand basin, and low-level flush W.C. A heated towel rail adds a touch of luxury to this functional space.

Second Floor Landing

Ascending to the second floor, you arrive at another landing area leading to the final bedroom

Bedroom Four

12'4" x 12'0" (3.78m x 3.66m)

The final bedroom boasts double-glazed Velux windows to the front and rear flood the room with natural light, while a radiator provides warmth. This room also benefits from its own en-suite.

En-Suite

Complete with a shower cubicle, wash hand basin, and low-level flush WC, as well as a double-glazed Velux window to the rear.

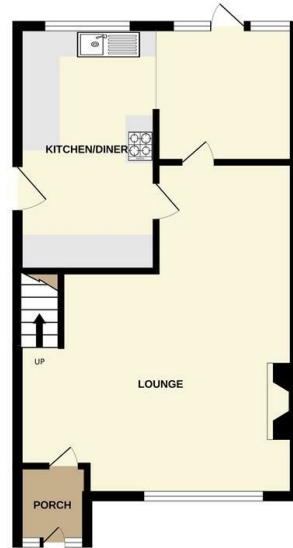
Garage

Situated in a nearby block of six, provides convenient parking and additional storage options.





GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
139 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) 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			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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