



Hartford Close | | Rayleigh | SS6 9DQ

Guide Price £325,000

bear
Estate Agents

Hartford Close |
Rayleigh | SS6 9DQ
Guide Price £325,000

Guide Price £325,000-£350,000 - Open Day Saturday 25th May Via Appointment Only.

Nestled in the charming Hartford Close, Rayleigh, this terraced house is a true gem waiting to be discovered. Boasting three bedrooms and two bathrooms, this property offers ample living space for a growing family or those seeking a bit of extra room.

The location of this home is simply unbeatable, with easy access to schools, the high street, and Rayleigh station for a direct commute into London Liverpool Street. Imagine the convenience of having all these amenities at your doorstep!

One of the standout features of this property is the extension at the rear, which adds a touch of modernity and even more space to this already spacious home. The separate kitchen provides a functional and practical space for all your culinary adventures.

Step outside into the un-overlooked rear garden, a tranquil oasis where you can relax and unwind in privacy. Perfect for hosting gatherings or simply enjoying a quiet morning coffee.

This home is not just about space and convenience, it is also beautifully presented throughout, making it an ideal choice for a first-time buyer looking to settle into a comfortable and welcoming abode.

Don't miss the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer.

- Extended At The Rear
- Two Bathrooms
- Idyllic Location
- Separate Kitchen
- Generous Garden
- A Must View

Frontage

Shared parking and pathway to front door.

Entrance Hall

22'1" x 8'0" (6.74 x 2.45)

Properties entered by a UPVC front door , tiled floor smooth ceilings with pendent ceiling, wall mounted radiator, PowerPoint, various storage cupboards and doors into:





Kitchen

11'0" x 11'8" (3.36 x 3.58)

Tiled floors, smooth ceilings with pendant fan ceiling light, PowerPoint, two double glazed windows facing the front aspect, Combo boiler fitted 2021, space for storage, comprises of a range of eye and base level units with roll top stone effect work surfaces, incorporating a stainless steel mixer tap and draining board with four extractor above space for washer dryer space for integrated fridge/freezer .

Shower Room

7'2" x 2'7" (2.2 x 0.8)

Tiled floors, smooth ceilings with ceilings spotlight, chrome heated towel rail, extractor, comprises of a three piece suite with a WC, sink and enclosed shower.

Dining Room

13'5" x 9'4" (4.1 x 2.87)

Smooth ceilings with pendant ceiling light power points, storage, wall mounted radiator, sliding doors into hallway and open archway into sitting room.

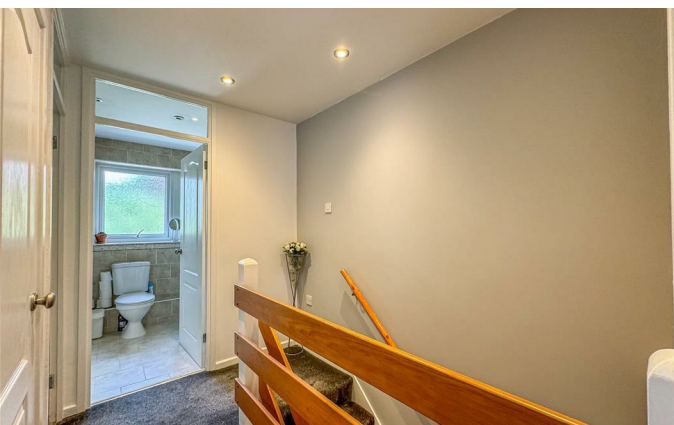
Sitting Room

17'3" x 9'10" (5.26 x 3.017)

Carpeted, smooth ceilings with inset centre ceilings spotlights wall mounted radiator, PowerPoint, two skylights double glazed windows facing the rear aspect, double glazed and French doors leading onto the rear garden.

First floor Landing

Carpet throughout, smooth ceilings with inset spotlights, integrated storage cupboard and doors into main bedrooms loft access .



Bedroom One

13'7" x 12'3" (4.15 x 3.75)

Carpet, pendant fan ceiling light, two double glazed windows facing the rear aspect, wall mounted radiator, PowerPoint, integrated wardrobes and space for storage .

Bedroom Two

12'4" x 6'11" (3.76 x 2.11)

Carpeted, two pendant healing lights, PowerPoint, double glazed window facing the front aspect, wall mounted radiator, integrated storage with inset centre ceilings spotlights.

Bathroom

8'2" x 6'6" (2.49 x 2)

Tiled floors, tiled surrounds , smooth ceilings with inset spotlights obscured double glazed windows facing the rear aspect comprises of a four piece suite with a panelled bath with handheld shower attachments WC vanity sink unit and enclosed shower.

Bedroom Three

9'10" x 9'10" (3.02 x 3)

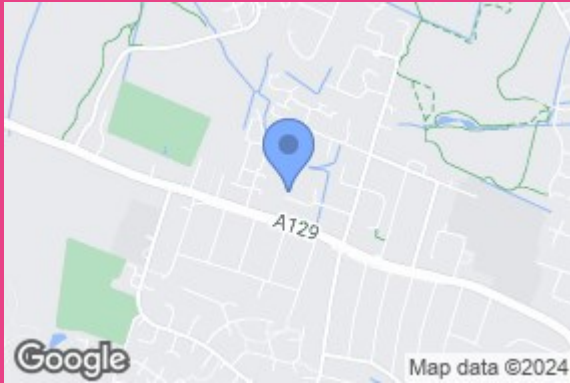
Wood floors, double glazed window facing front aspect, mounted radiator, PowerPoint, pendent ceiling light and space for storage .

Rear Garden

Un-overlooked , commences in immediate patio area with space for seating, fenced perimeters, access from the rear, large shed to remain and remainder late to shingle lawn.

EPC : ORDERED

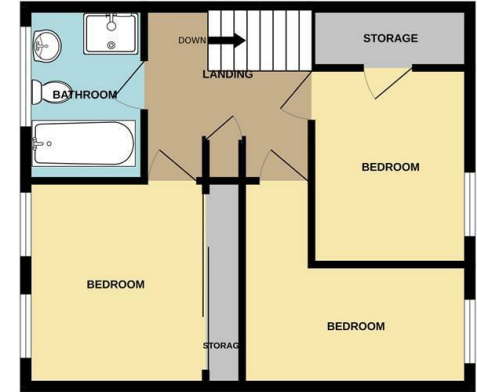




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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.
Made with Metroplex ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(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	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>