



Crown Hill | | Rayleigh | SS6 7HA

Offers In The Region Of
£450,000

bear
Estate Agents

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Welcome to this charming property located in the desirable area of Crown Hill, Rayleigh. This delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make this house a home. The property features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Nestled in a peaceful neighbourhood, this house offers a serene retreat from the hustle and bustle of everyday life. The location provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for convenience and comfort.

Don't miss the opportunity to make this lovely house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards finding your dream home in Crown Hill, Rayleigh.

- Parking At The Rear
- Three Bedrooms
- Close To Rayleigh Train Station And Rayleigh Highstreet
- Idyllic Location
- Large Rear Garden
- A Must View

Entrance Hall

Solid wood door, coconut matting, wood effect flooring throughout, smooth ceilings with coving to ceiling edge, understairs storage, radiator and doors leading to the open plan kitchen area.





Kitchen/Breakfast Room

15'3" x 9'10" (4.67 x 3)

The kitchen breakfast room comprises a range of modern gloss white top and base units, smooth ceilings with inset spotlights and coving to ceiling edge, extractor fan, double glazed windows to the side and rear aspects, stable door onto the rear patio area, tiled effect floors, radiator, space for a freestanding fridge/freezer, built in five ring electric classic style hob, space for a dishwasher, washing machine, tumble dryer and also a breakfast bar.

Lounge/Diner

25'7" x 12'0" (7.80 x 3.67)

Double glazed bay window to the front, smooth ceilings with coving to ceiling edge, double doors leading onto the west facing rear garden and terrace area, radiators, double doors leading into the games room, av points and potential for storage.



Games Room

18'2" x 5'10" (5.55 x 1.80)

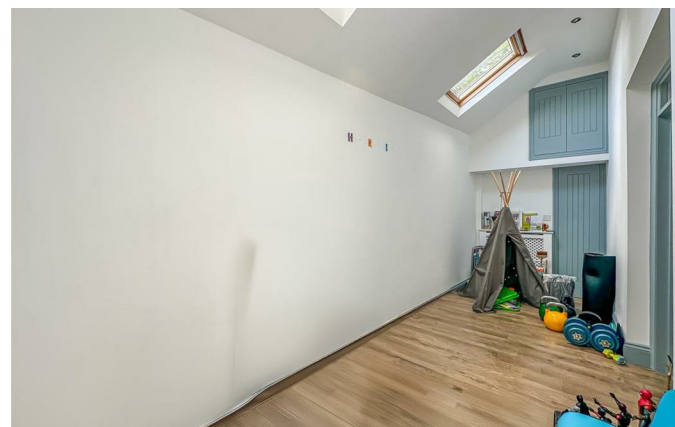
Two double glazed valex windows to the side aspect, fitted storage, wood flooring throughout, high vaulted ceilings with inset spotlights, plenty of powerpoints, radiator and storage cupboards.



First Floor Landing

Gallery landing with large storage cupboard and stairs to the second-floor landing. Access to bedrooms two, three and main bathroom.





Bedroom Two

14'3" x 11'5" (4.36 x 3.50)

Double glazed bay window to the front, bespoke fitted custom wardrobes, wood effect flooring throughout, radiator, power points and smooth ceilings with coving to ceiling edge.

Bedroom Three

11'1" x 10'11" (3.40 x 3.33)

Double glazed windows to the rear with fitted shutters, classic style radiator, wood floors, smooth ceilings with coving to ceiling edge and potential for built in storage.

Main Bathroom

15'2" x 9'8" (4.63 x 2.96)

Fully tiled throughout with storage to one wall, double sink, built-in bath, WC, double-width walking shower, heated towel rail, obscure double glazed window to the rear and side aspect, smooth ceilings with inset spotlights, plenty of storage throughout and LED flooring lighting.

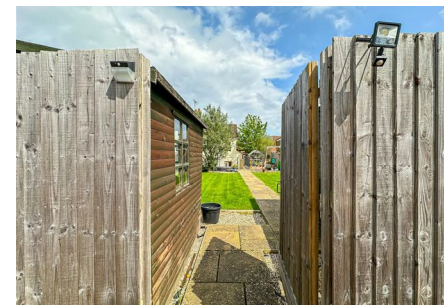
Master Bedroom

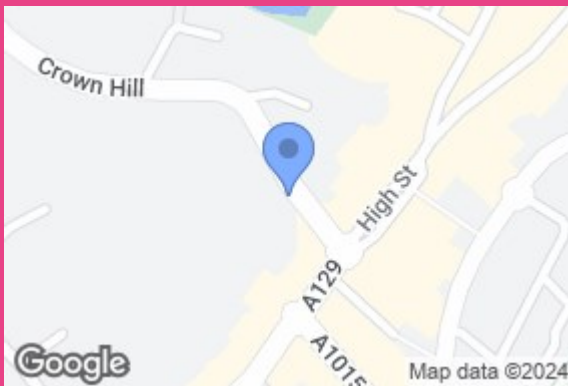
16'9" x 15'1" (5.13 x 4.60)

Two valex windows to the rear, double glazed obscure window to the side, built-in custom fitted eaves storage throughout with access to a loft space, wood effect floors, power points, inset spotlights, stairs to first floor landing and potential for built-in storage.

Rear Garden

The rear garden foams three sections, you have the lower rear patio area which is perfect for entertainment, the first garden level consists of a green house and potting area and there is a large rear garden which is mainly laid to lawn, large storage shed and access to the rear parking





TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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			
(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	

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