



Leslie Gardens | | Rayleigh | SS6 8SZ
Guide Price £600,000-£650,000

bear
Estate Agents

Guide Price £600,000-£650,000

Nestled in the charming Leslie Gardens in Rayleigh, this semi-detached house offers a perfect blend of space, comfort, and potential. Boasting four bedrooms and three bathrooms, this property is ideal for a growing family.

As you step inside, you are greeted by two reception rooms that provide ample space for entertaining or relaxing. The property also features an additional third reception room, offering versatility to cater to your lifestyle needs.

One of the standout features of this home is the large rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. With parking space for up to four vehicles, convenience is at your doorstep.

Situated in a private close, this residence offers a sense of exclusivity while being conveniently located near schools, the High Street, and the station. The property has already been extended to the side and loft, with the exciting potential for further extension at the rear (subject to planning permission), allowing you to truly make this house your own.

If you are looking for a spacious family home with the opportunity to tailor it to your preferences, this property in Leslie Gardens is a must-see. Don't miss out on the chance to create your dream living space in this excellent location.

- Situated In A Private Cul-De-Sac
- Walking Distance To Fitzwimarc Secondary School And Grove Primary School
- CAT 7 Cabling Throughout
- Large Rear Garden
- Off Street Parking
- Potential To Extend Further STPP
- Finished To A High Standard Throughout With A Brand New Boiler Fitted
- Two Reception Rooms
- Short Distance To Rayleigh High Street And Train Station
- Three Bathrooms

Frontage

Block paved drive with off street parking for up to six vehicles, side access, conifer, fenced and wiring for two EV charging points.





Open Plan Entrance Hall

20'10" x 5'10" (6.36 x 1.8)

Entered via a composite front door with obscure glass, laminate flooring, smooth ceilings with inset spotlights, power points obscure glass windows to side aspect, stairs to first floor, door into kitchen and open archway into:

Snug

17'1" x 9'1" (5.21 x 2.77)

Double glazed bay window to front aspect, radiators, power points, smooth ceilings with inset spotlights, laminate flooring, obscure window to side aspect.

Dual Aspect Lounge/Diner

26'4" x 11'11" (8.04 x 3.65)

Carpeted throughout, double glazed bay window to front aspect, double glazed French doors leading onto the rear garden, power points, radiators, smooth ceilings, coving to edge, with in set spotlights and a bespoke media wall with gas fire place.

Kitchen

10'4" x 15'11" (3.17 x 4.86)

karndeian flooring, smooth ceilings with in set centre ceiling spotlights, double glazed windows to rear aspect, power points, double glazed door leading onto the rear garden, door into separate WC.

The kitchen comprises of a range of eye and base level units with rolltop work surfaces, incorporating a sink with mixer tap and draining board, slate stone splashback, five ring induction hob with extractor above, integrated double oven, fridge/freezer, washing machine and dishwasher.

First Floor Landing

17'4" x 17'4" (5.3 x 5.29)

Carpeted, power points, radiator, double glazed window facing the front aspect, smooth ceilings with in set spotlights, stairs to second floor and doors into:

Primary Bedroom

23'6" x 9'2" (7.18 x 2.81)

Carpeted, windows to rear, side and front aspect, smooth ceilings, wall mounted lights, pendant lights, bespoke fitted dressing area with floor to ceiling wardrobes and desk with chest of draws and wall mounted radiator.

Bedroom Three

10'7" x 12'5" (3.24 x 3.8)

Carpeted, double glazed window to front aspect, power points, smooth ceilings, wall mounted radiator and built in wardrobes.



Main Bathroom

9'4" x 9'1" (2.87 x 2.78)

Tiled floors, tiled surrounds, obscure double glazed window, extractor fan, smooth ceilings with inset spotlights, comprises of a three piece suite with panelled bath, sink and WC.

Bedroom Four

10'5" x 10'1" (3.19 x 3.09)

Laminate flooring, radiator, double glazed window facing the rear, power points, built in storage and smooth ceilings with inset centre ceiling spotlights.

Bedroom Two

15'9" x 11'11" (4.81 x 3.64)

Carpeted, eaves storage, skylights, power points, radiator, smooth ceilings with pendant ceiling lights.

Bathroom

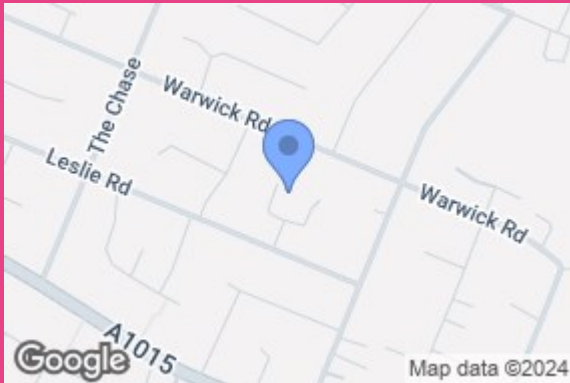
Tiled floors, smooth ceilings with inset spotlights, integrated storage sky light, three piece suite comprising of a vanity sink, WC and shower.

Rear Garden

Commences an immediate decking area with space for seating, access to the front via the side, fenced surrounds, remainder laid to lawn, trees, mature shrubs and two large sheds to remain.

EPC : Ordered





TOTAL FLOOR AREA: 2112 sq.ft. (196.2 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 Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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>