



Southview Close | | Rayleigh | SS6 7LX  
Guide Price £400,000-£425,000

**bear**  
Estate Agents

Guide Price £400,000 to £425,000. Welcome to Southview Close, Rayleigh - a charming semi-detached house that could be your next dream home! This property boasts two reception rooms, detached garage, three good sized bedrooms, and a well-appointed bathroom.

Situated in a popular close within Rayleigh, this home offers parking for two vehicles, making it convenient for you and your guests. The property is finished to a good standard throughout, ensuring a comfortable and stylish living space for you and your family.

One of the standout features of this property is the un-overlooked south-facing rear garden that backs onto fields, providing a peaceful and private outdoor space for relaxation and entertaining. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this serene setting.

With the potential to extend at the side and rear (subject to planning permission), this house offers you the opportunity to tailor it to your needs and create the perfect home for years to come. And the best part? This property comes with no onward chain, making the buying process smoother and quicker for you.

Don't miss out on the chance to own this lovely home in a desirable location. Contact us today to arrange a viewing and take the first step towards making Southview Close your new address!

- No Onward Chain
- Un-Overlooked South Facing Rear Garden
- A Must View
- Off Street Parking
- Separate Kitchen
- Scope To Extend Subject To Planning
- Idyllic Location
- Popular Location Within Rayleigh
- Spacious Dual Aspect Living Area
- Close Proximity To Schools, Rayleigh High Street And Train Station

## Frontage

Off Street parking for two vehicles, front garden with trees, mature shrubs, garage and access to the rear via the side.





### Entrance Hall

Laminate flooring, double glazed window to side aspect, understairs storage, stairs to first floor and doors into:

### Kitchen

8'10 x 10 (2.69m x 3.05m )  
Fitted kitchen with eye and base level units, roll top stone effect work surfaces incorporating a sink with mixer tap, four ring induction hob, tiled splashbacks integrated double oven and integrated fridge freezer.

Laminate floors, smooth ceilings with pendant ceiling light, double glazed windows facing the rear aspect, power points and courtesy door leading into rear garden.

### Dual Aspect Lounge/Diner

14'01 x 22'04 (4.29m x 6.81m)  
Laminate floors, double glazed bay window to front aspect, smooth ceilings, coving to ceiling edge with pendant ceiling light, electric fire place, radiators open archway into the second reception room/office - 8'08 x 7'04 with double glazed sliding doors leading onto rear garden.

### First Floor Landing

8 x 7'05 (2.44m x 2.26m )  
Carpeted, double glazed window to side aspect, loft access, power points, smooth ceilings with pendant ceiling light and doors into:

### Primary Bedroom

12'03 x 11 (3.73m x 3.35m )  
Wood effect flooring, smooth ceilings with coving to edge, pendant light, radiator, double glazed window to rear, power points and potential for built in storage.

### Bedroom Two

10'10 x 10'04 (3.30m x 3.15m )  
Wood effect flooring, smooth ceilings with pendant ceiling light with coving to ceiling edge, radiator, double glazed window to front aspect, power points and built in storage.





### Bedroom Three

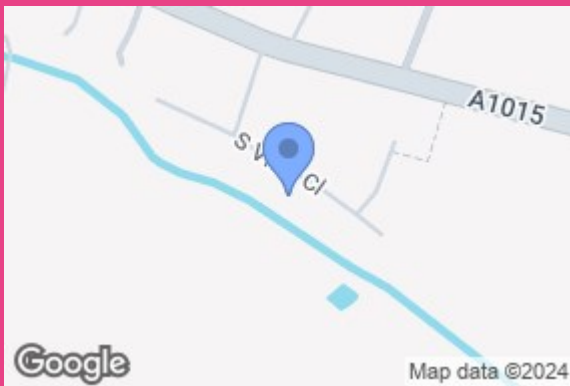
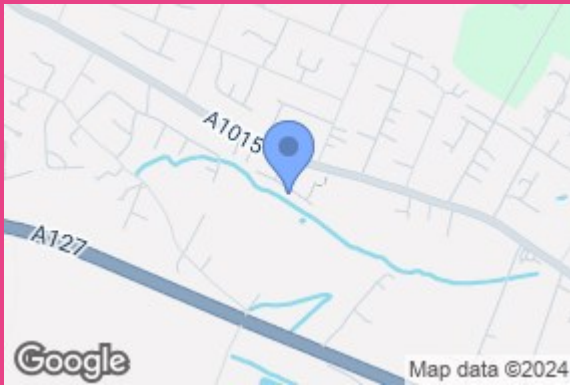
9'01 x 8'02 (2.77m x 2.49m )

Wood effect flooring, smooth ceilings with coving to edge and pendant ceiling light, radiator, built in storage, power points and double glazed window to front aspect.

### Rear Garden

Commences an immediate Patio, remainder laid to lawn, fenced surrounds, trees and gate into fields at the rear.

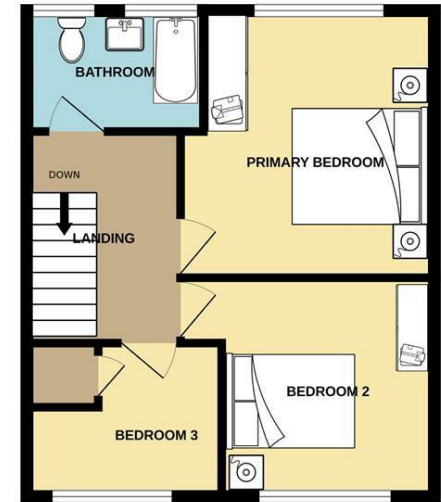




GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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