



Hambro Hill | | Rayleigh | SS6 8BW  
Offers In Excess Of £385,000

**bear**  
*Estate Agents*



# Hambro Hill |

## Rayleigh | SS6 8BW

### Offers In Excess Of £385,000

This delightful three-bedroom semi-detached home offers a perfect blend of comfort and potential. Upon entering, you are welcomed into a spacious lounge, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, providing a stylish space for culinary pursuits and family gatherings.

This property boasts three generously sized bedrooms, ensuring ample space for family living or accommodating guests.

This home has the potential to extend into the loft, subject to planning permission. This offers an exciting opportunity to create additional living space tailored to your needs, whether it be an extra bedroom, a home office, or a playroom.

Conveniently located, this residence is just a stone's throw away from local amenities and Rayleigh station, making it an ideal choice for commuters and families alike. The surrounding area is known for its friendly community and excellent schools, adding to the appeal of this lovely home.

This three-bedroom semi-detached house in Hambro Hill is a wonderful opportunity for those seeking a comfortable family home with the potential for future expansion. Don't miss your chance to make this property your own.

- Three Bedroom Semi Detached Home
- Potential To Extend Into The Loft STPP
- Spacious Lounge
- No Onward Chain
- Parking For Three Cars
- Modern Kitchen
- Close To Amenities

## Entrance Hall

7'5 x 3'5 (2.26m x 1.04m)

Entered via UPVC front door, wooden effect flooring throughout, doors leading carpeted stairs to 1st floor accommodation, doors leading to lounge and downstairs WC and bathroom.







## Living Area

15'5 x 12'10 (4.70m x 3.91m)

Double glazed bay windows facing the front aspect, wooden effect flooring throughout, power points, wall mounted radiator and feature fire place.

## Kitchen/Dinner

15'10 x 8'2 (4.83m x 2.49m)

Double glazed window facing the rear aspect, wall and base level units, mixer tap, tiled walls surround, extractor fan, space for washing machine, dishwasher and door leading into the conservatory.

## Conservatory

15'4 x 12'7 (4.67m x 3.84m)

Double glazed door leading to the rear aspect, wall mounted radiator and power points.

## Bathroom

5'4 x 5'2 (1.63m x 1.57m)

Double obscured window to rear, bath, wash hand basin with mixer tap and tiled walls throughout .

## WC

4'8 x 2'4 (1.42m x 0.71m)

Double glazed window facing the side aspect and dual flush WC.







## Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

Double glazed window to the front aspect, space for storage, wooden effect flooring throughout, power points and centre ceiling light.

## Bedroom Two

11'7 x 8'2 (3.53m x 2.49m)

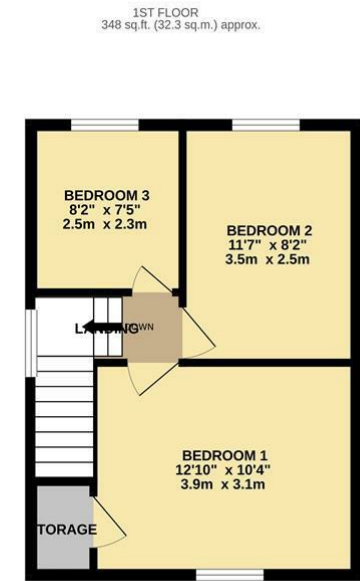
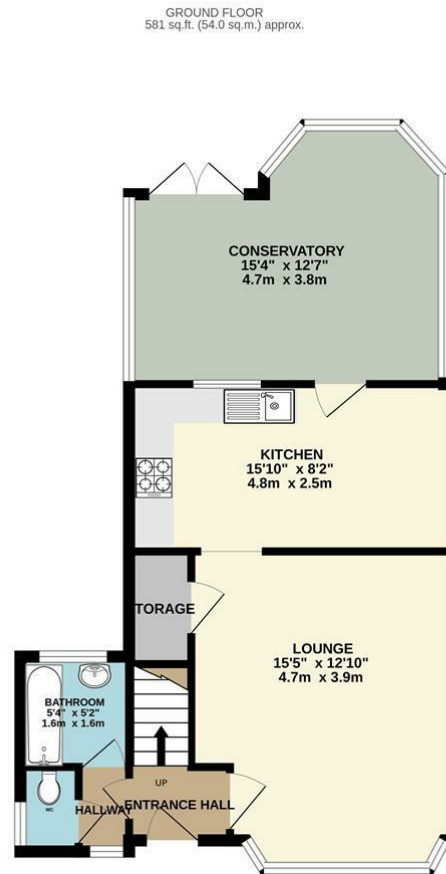
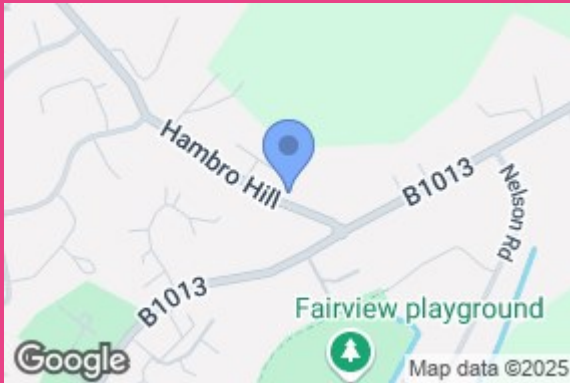
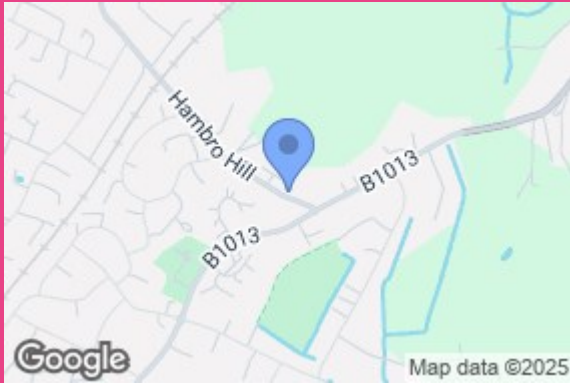
Wall mounted radiator, space for storage, wooden effect flooring throughout, double glazed window facing the rear aspect.

## Bedroom Three

8'2 x 7'5 (2.49m x 2.26m)

Smooth ceiling with inset centre ceiling light, wall mounted radiator, wooden effect flooring throughout, double glazed window facing the rear.





TOTAL FLOOR AREA: 928 sq.ft. (86.3 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		
(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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