



Eastwood Road | Rayleigh | SS6 7LA

Price Guide £475,000

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Estate Agents

Guide Price £475,000 - £500,000

This semi-detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious lounge that invites relaxation, complemented by a bright conservatory that provides a lovely view of the garden. Primary bedroom with ensuite and downstairs WC for more convenience.

The modern kitchen is designed for both functionality and style, making it a pleasure to prepare meals. The property boasts two bathrooms, ensuring convenience for all residents.

One of the standout features of this home is the generous rear garden, which includes a summer house equipped with power and lighting, perfect for entertaining or as a quiet retreat. The side access to the property adds to the practicality, while off-street parking ensures that your vehicles are secure and easily accessible.

Situated close to local amenities, this property offers the convenience of shops, schools, and parks within easy reach. This semi-detached house on Eastwood Road is not just a home; it is a lifestyle choice that combines comfort, space, and accessibility in a desirable location. Don't miss the opportunity to make this lovely property your own.

- NO ONWARD CHAIN
- Side Access
- Outbuilding With Power
- Primary Bedroom With Ensuite
- Close to Station
- Off Street Parking
- Conservatory
- Spacious Lounge
- Downstairs WC
- Close to Highstreet

Hallway

9'09 x 12'02 (2.97m x 3.71m)

Smooth ceilings with pendant ceiling light double glaze window to the side aspect access into kitchen lounge and WC.

Kitchen

17'05 x 9'10 (5.31m x 3.00m)

Smooth ceilings with coving ceiling edge inset spotlights, double glazed bay window to the front aspect. Kitchen comprises of an Integrated dishwasher, integrated washing machine, range master, integrated fridge freezer, and tumble dryer.





WC

3'06 x 2'09 (1.07m x 0.84m)

Smooth ceiling with inset spotlights, WC, wash hand basin , obscure double glazed window to the side aspect.

Lounge

24'04 x 14'03 (7.42m x 4.34m)

Smooth ceilings with pendant ceiling light and coving to ceiling edge, log burner, double glazed sliding doors to the conservatory.

Landing

8'09 x 12'09 (2.67m x 3.89m)

Double glazed window to the side aspect smooth ceilings with pendant ceiling light access into all upstairs rooms.

Bedroom One

8'05 x 8'11 (2.57m x 2.72m)

Smooth ceilings with inset spotlights and coving ceiling edge double glaze window to the side aspect and access into ensuite.

Ensuite

5'06 x 7'09 (1.68m x 2.36m)

Smooth ceiling with pendant ceiling light, obscure double glazed window to the side, walk in corner shower unt, tiled walls surround, heated towel rail, vanity sink unit and tiled flooring.

Bedroom Two

11'08 x 9'11 (3.56m x 3.02m)

Wooden effect floors throughout, smooth ceilings with pendant ceiling light, double glazed window to the front aspect.



Bedroom Three

8'11 x 8'05 (2.72m x 2.57m)

Smooth ceiling with pendant ceiling light, obscure double glazed window, space for storage, power points, wall mounted radiator and wooden flooring throughout.

Bathroom

5'6 x 7'01 (1.68m x 2.16m)

Tiled floors, tiled surrounds, vanity sink unit sink handbasin, bath shower attachment above, wall mounted heated towel, obscure double glazed window to the side aspect

Conservatory

19'06 x 8'05 (5.94m x 2.57m)

Double glazed windows to surround double glaze fence doors to the rear garden .

Outbuilding

15'3 x 9'3 (4.65m x 2.82m)

Power points and lighting. Wash hand basin and WC.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D





GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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 held for any error, omission or misdescription. Prospective purchasers should be advised to make their own enquiries as to the operability and/or efficiency of any 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			
(A2 plus)	A		86
(B1-91)	B		
(B9-80)	C		
(D5-68)	D		
(E3-54)	E	55	
(F21-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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