



Rawreth Lane | Rawreth | Wickford | SS11 8SN

Guide Price £250,000

**bear**  
*Estate Agents*

# Rawreth Lane | Rawreth Wickford | SS11 8SN Guide Price £250,000

Guide Price-£250,000-£275,000

Welcome to this charming two-bedroom terrace bungalow located on Rawreth Lane in the picturesque village of Rawreth, Wickford.

Upon entering, you are greeted by a spacious reception room perfect for entertaining guests or relaxing after a long day. The property boasts two double bedrooms, ideal for a small family or as a guest room/home office combination. With two bathrooms, including an en-suite to the master bedroom, convenience is key in this lovely bungalow.

One of the standout features of this property is the shared pool, offering a touch of luxury and a great way to unwind during the warmer months. The property itself is in excellent condition, ensuring a hassle-free move-in process for the new owners.

- Shared Garden With Heated Swimming Pool
- Two Bedrooms With En-Suite To Bedroom One
- Ideal First Time Buy
- Short Drive From Rayleigh High Street
- Spacious Living Throughout
- Off Street Parking

## Frontage

Allocated off street parking for approximately two vehicle and access to the garden.





## Open-Plan Living Space

18'7 x 18'3 (5.66m x 5.56m )

The kitchen area boasts a range of wall and base level units with a laminated worksurface, integrated hob, oven, and extractor fan, along with a stainless steel sink/drainers and ample concealed storage. A double glazed window to the front floods the space with natural light, complementing the smooth ceiling adorned with pendant lighting. Amtico flooring adds a touch of elegance to the area. The adjoining lounge/dining area offers comfort and convenience, featuring double glazed French doors leading to an under-cover outside area and the communal pool/garden. Radiators ensure warmth, while Amtico flooring continues the seamless aesthetic. Transitioning from the living space, the hallway provides access to the different rooms.

## Bedroom one

13'12 x 8'44 (3.96m x 2.44m )

Features a double glazed obscure window to the rear, smooth ceiling with pendant lighting, and an ensuite bathroom. This ensuite boasts a three-piece suite, including a double-length walk-in shower cubicle with a rainfall shower, a wall-mounted wash hand basin set into a vanity unit, and a low-level w/c with dual flush

## Bedroom Two

11'96 x 9'78 (3.35m x 2.74m )

Offers an electric double glazed skylight, smooth ceiling with fitted spotlights, and carpeted flooring.



### **Shower Room**

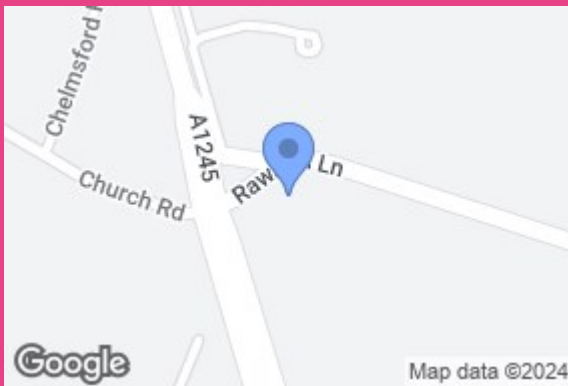
A separate shower room completes the accommodation, featuring a large walk-in shower cubicle, a wall-mounted wash hand basin, a low-level dual flush w/c, and sleek tiled flooring.

### **Shared Garden**

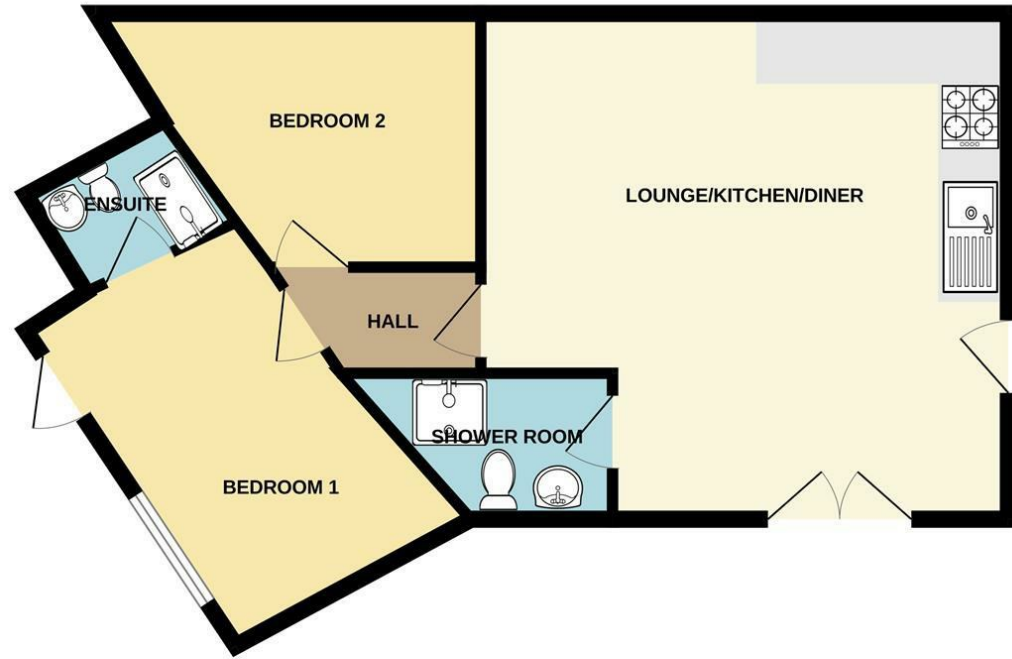
Shared garden presents a serene oasis with a heated swimming pool, artificial grass, and flood lighting.

### **Agents Notes**

Maintenance charges cover essential amenities such as building insurance, water rates, waste rates, and communal area upkeep, including the pool.



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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		73	78
(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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