



Kestrel Grove | | Rayleigh | SS6 9TS

Offers Over £315,000

bear
Estate Agents

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Welcome to Kestrel Grove, Rayleigh - a charming location that could be the perfect setting for your new home! This delightful semi-detached house offers two cosy bedrooms, ideal for a small family or those looking for a bit of extra space.

Located in a peaceful neighbourhood, this property provides a sense of tranquillity while still being conveniently close to local amenities. The semi-detached style offers a sense of privacy and independence, making it a wonderful place to call home.

Imagine enjoying your morning coffee in the lovely garden or hosting a barbecue with friends on a sunny afternoon. The possibilities are endless with this property!

Don't miss out on the opportunity to make this house your own and create lasting memories in the heart of Rayleigh. Contact us today to arrange a viewing and take the first step towards finding your dream home in Kestrel Grove.

- Close Proximity To Rayleigh Station
- Off street parking
- South Facing Garden
- Ideal First Time Buy
- Tranquil Location
- Separate Kitchen
- Two double bedrooms
- Brand new boiler
- Potential To Extend STPP
- Walking Distance To Shops And Schools

Lounge

11'9" x 15'5" (3.600 x 4.706)

Wood effect flooring, stairs to first floor, pendant ceiling light, double glazed window to the front aspect and access into the kitchen

Kitchen

11'9" x 9'0" (3.595 x 2.768)

Wood effect flooring, two pendant ceiling lights, fridge/freezer, space for washing machine and tumble dryer and double glazed window to the rear aspect and double glazed french doors.





Bedroom One

11'9" x 9'1" (3.595 x 2.781)
Carpet throughout, pendant ceiling light, double glazed window to the rear aspect and radiator.

Bathroom

8'7" x 4'5" (2.637 x 1.368)
Tiled floors, tiled surrounds, bath with shower above, vanity sink unit, WC and a wall mounted towel rail.

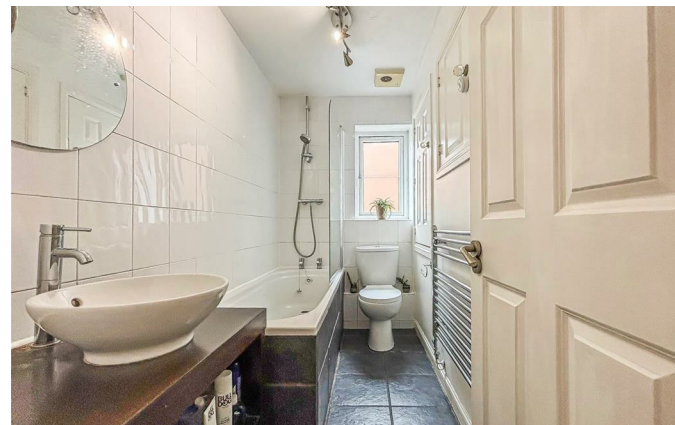
Bedroom Two

11'9" x 7'0" (3.587 x 2.142)
Carpet throughout, pendant ceiling light, double glazed window to the front aspect, radiator and power points.

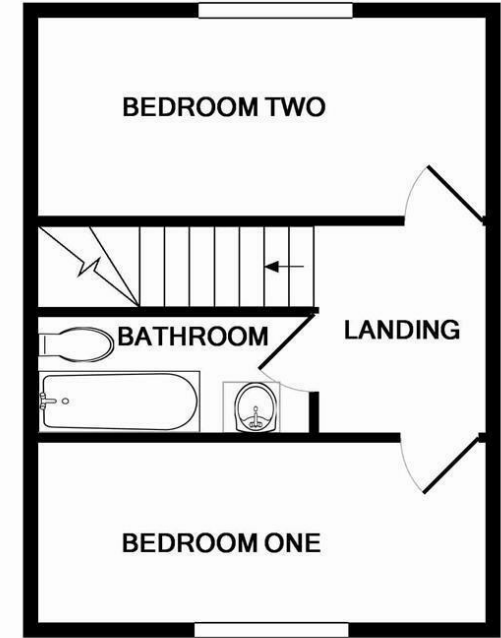
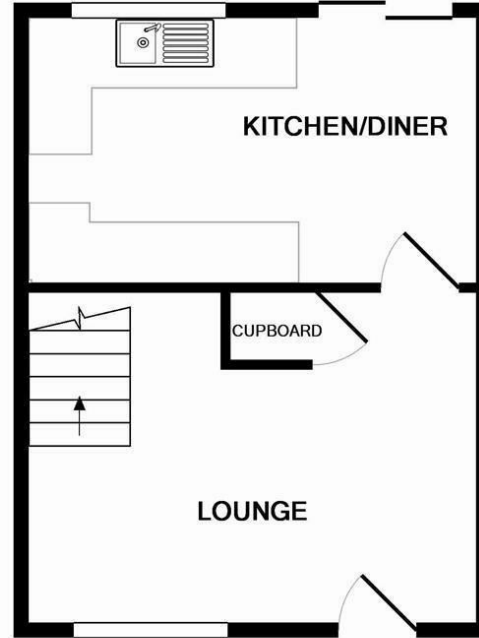
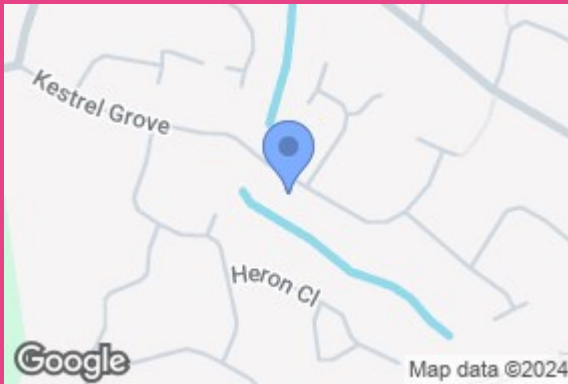
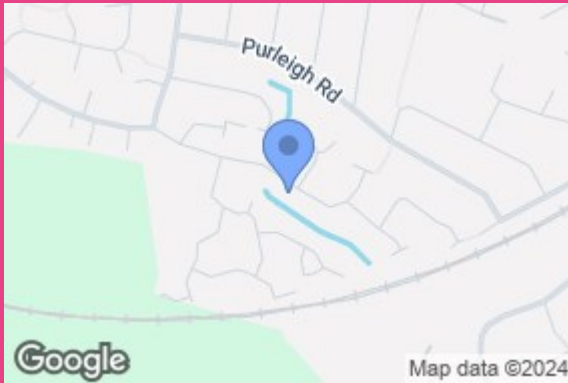
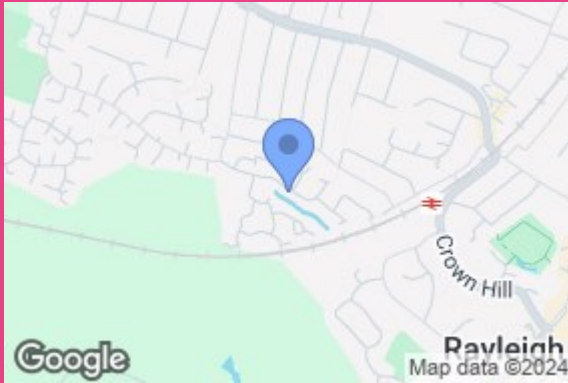
Landing

6'9" x 2'10" (2.060 x 0.867)
Carpet throughout and access to all rooms.









GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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