



Connells

Tillingham Way  
Rayleigh





### Property Description

THREE BEDROOM semi detached property, benefiting from, entrance hallway, feature lounge/dining room, fitted kitchen, ground floor cloakroom, first floor, three spacious bedrooms, modern fitted shower room, outside direct access driveway leading to garage, private rear enclosed garden, Ideal First time Buy, NO CHAIN

### Entrance Porch

Access via double glazed door to front.

### Entrance Hall

Double glazed door to front. Double glazed window to side. Radiator.

### Ground Floor W.C.

Double glazed window to side. Two piece suite comprising of wash hand basin and low level flush W.C.

### Lounge / Diner

28' 9" x 10' 6" maximum measurement ( 8.76m x 3.20m maximum measurement )

Three double glazed windows to front. Double glazed patio doors to rear. Feature fireplace. Radiator.



## Kitchen

11' 10" x 7' 5" ( 3.61m x 2.26m )

Double glazed windows to side and rear. Double glazed door to rear giving access to rear garden. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. Integrated oven and hob with extractor over. Space and plumbing for appliances.

## First Floor Landing

Double glazed window to side. Built in storage cupboard.

## Bedroom One

14' 5" x 9' 7" ( 4.39m x 2.92m )

Double glazed window to front. Built in storage cupboard. Radiator.

## Bedroom Two

11' 7" x 10' 3" ( 3.53m x 3.12m )

Double glazed window to rear. Built in cupboard. Radiator.

## Bedroom Three

9' 6" x 6' 8" ( 2.90m x 2.03m )

Double glazed window to front. Built in cupboard. Radiator.

## Shower Room

Double glazed window to rear. Three piece suite comprising of shower, wash hand basin and low level flush W.C. Heated towel rail.

## Front Garden

To the front of the property is a driveway providing off street parking and giving access to the garage

## Garage

## Rear Garden

Private enclosed rear garden.







To view this property please contact Connells on

**T 01268 777 767**  
**E rayleigh@connells.co.uk**

113-115 High Street  
RAYLEIGH SS6 7QA

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308250](https://www.connells.co.uk/Property/RAY308250)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: RAY308250 - 0003