



**Connells**

Clarence Road  
Rayleigh



## Property Description

HIGH SPECIFICATION FOUR/FIVE BEDROOM DETACHED HOUSE, benefiting from entrance hallway, study/bedroom 5, fitted breakfast kitchen, separate dining room, ground floor cloakroom, feature lounge, first floor, four spacious bedrooms, En-Suite to master bedroom, walk-in wardrobe to bedroom two, spacious fitted family bathroom, landing access to loft space, outside, direct access driveway for several vehicle, direct access garage opening onto rear garden, private rear enclosed garden with multipurpose cabins.

IMMACULATE THROUGHOUT, VIEWING HIGHLY RECOMMENDED

## Entrance Hall

Access via double glazed door to front. Radiator.

## Ground Floor Cloakroom

Double glazed window to side. Radiator.

## Study

9' 5" x 8' 2" ( 2.87m x 2.49m )  
Double glazed window to front. Radiator.

## Lounge

20' 8" x 11' 3" ( 6.30m x 3.43m )  
Double glazed window to rear. Radiator.

## Dining Room

11' 9" x 11' 4" ( 3.58m x 3.45m )  
Double glazed window to rear. Radiator.

## Kitchen

22' 1" x 11' 3" ( 6.73m x 3.43m )  
Double glazed window to front and side. Kitchen if fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. Space for appliances. Radiator.

## First Floor Landing

## Bedroom One

12' 4" x 12' 2" ( 3.76m x 3.71m )  
Double glazed window to rear. Radiator.

## En-Suite

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

## Bedroom Two

11' 2" x 9' 4" ( 3.40m x 2.84m )  
Double glazed window to rear. Radiator.

### Bedroom Three

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed window to front. Radiator.

### Bedroom Four

10' 7" x 8' 1" ( 3.23m x 2.46m )

Double glazed window to front. Radiator.

### Bathroom

8' 7" x 8' 1" ( 2.62m x 2.46m )

Double glazed window to side. Three piece suite comprising of panel enclosed bath with shower over, 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 access to the garage.

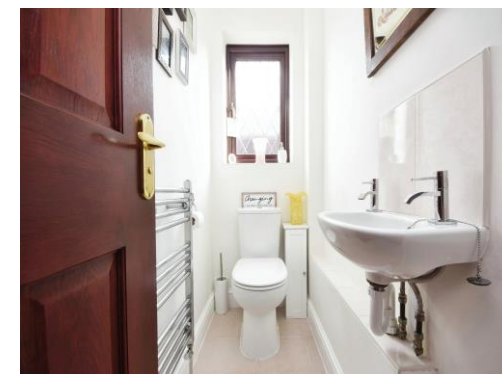
### Garage

15' 8" x 7' 3" ( 4.78m x 2.21m )

Access via electric roller shutter door.

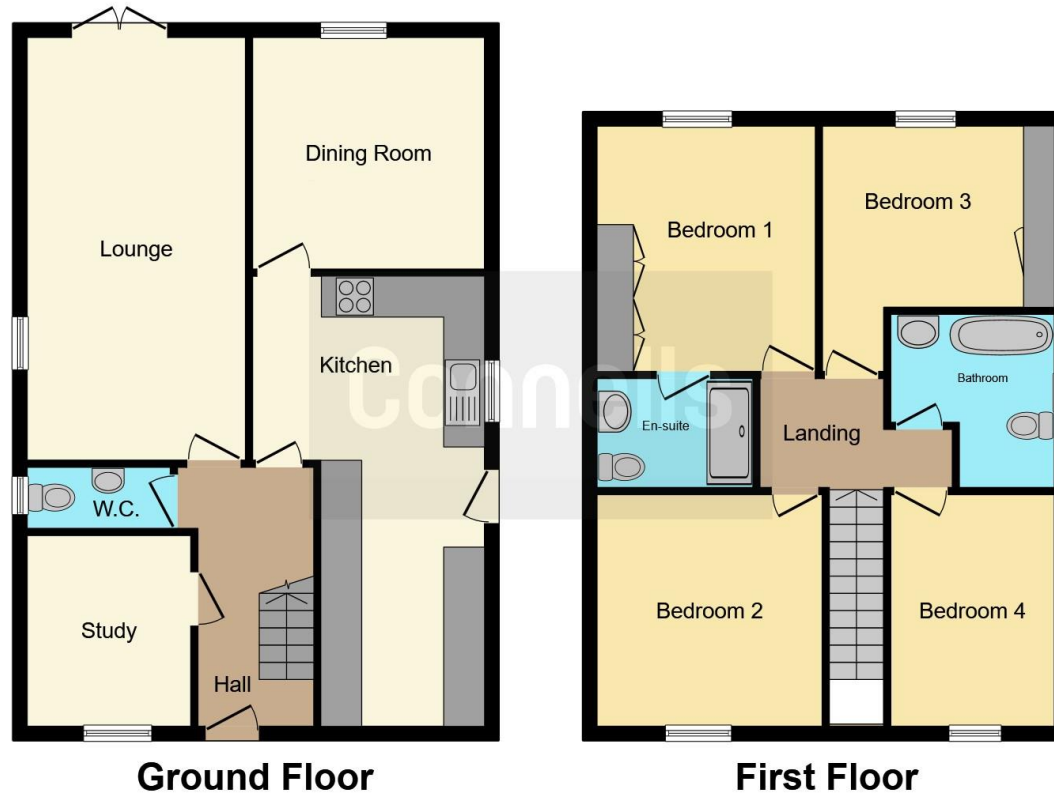
### Rear Garden

There is a private enclosed rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01268 777 767**  
**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308391](http://connells.co.uk/Property/RAY308391)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAY308391 - 0005