





## Property Description

**\*\*GUIDE PRICE £550,000 - £575,000\*\***  
Beautifully presented FOUR BEDROOM DETACHED FAMILY HOME. The property is located in a quiet residential area, close to excellent local schools, Rayleigh High Street and Rayleigh Railway Station with direct links into London Liverpool Street.

On the ground floor, the property benefits from a very spacious entrance hallway, cloakroom, spacious feature lounge, separate dining room, conservatory, modern fitted kitchen with integrated appliances and separate utility room.

The outside of the property benefits from a direct access driveway to the front leading to the garage, and a landscaped rear garden.

The first floor benefits from four well proportioned bedrooms and a modern fitted shower room. The master bedroom benefits from built in wardrobes and an ensuite shower room.

MODERN AND WELL PRESENTED  
THROUGHOUT. VIEWING HIGHLY  
RECOMMENDED.

## Living Room

18' x 12' ( 5.49m x 3.66m )

## Dining Room

12' x 10' ( 3.66m x 3.05m )

## Hallway

25' x 6' ( 7.62m x 1.83m )

## Cloakroom

5' x 2' 8" ( 1.52m x 0.81m )

## Kitchen

12' 10" x 12' 8" ( 3.91m x 3.86m )

## Utility Room

7' 4" x 6' ( 2.24m x 1.83m )

## Conservatory

10' 10" x 9' ( 3.30m x 2.74m )

## Landing

14' x 3' ( 4.27m x 0.91m )

## Bedroom One

13' 5" x 11' 4" ( 4.09m x 3.45m )

## En-Suite

5' 5" x 4' ( 1.65m x 1.22m )

## Bedroom Two

12' 10" x 9' 4" ( 3.91m x 2.84m )



### Bedroom Three

10' x 9' 8" ( 3.05m x 2.95m )

### Bedroom Four

10' x 6' 7" ( 3.05m x 2.01m )

### Bathroom

8' 3" x 7' 6" ( 2.51m x 2.29m )











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 Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308860](http://connells.co.uk/Property/RAY308860)**



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: RAY308860 - 0003