



**Connells**

Grove Road  
Rayleigh



### Property Description

**\*\*Guide Price £575,000-£600,000\*\*** WELL PRESENTED AND SPACIOUS FIVE/SIX BEDROOM SEMI-DETACHED FAMILY HOME located in a sought after residential area, within walking distance to Rayleigh High Street and a short walk from Grove Wood Primary School.

On the ground floor, the property benefits from an entrance porch, spacious entrance hallway, full length feature lounge/dining room with french doors leading into the garden, fitted breakfast kitchen, cloakroom and study/bedroom six. The first floor benefits from five spacious bedrooms, fitted shower room and fitted family bathroom.

The outside of the property benefits from block paved direct access driveway to the front, gated side pedestrian access, large landscaped rear garden with paved area and mature trees/shrubs, double garage, timber storage shed with power, rear direct access off road parking for three vehicles.

VIEWING HIGHLY RECOMMENDED. LOCATED IN THE CATCHMENT AREA FOR GROVE WOOD PRIMARY SCHOOL.

### Porch

8' 9" x 4' 1" ( 2.67m x 1.24m )

### Hallway

19' 6" x 8' 5" ( 5.94m x 2.57m )

### Lounge/Dining Room

24' 6" x 11' 7" ( 7.47m x 3.53m )

### Study/ Bedroom 6

9' x 10' 8" ( 2.74m x 3.25m )

### Kitchen

14' 5" x 10' 7" ( 4.39m x 3.23m )

### Downstairs Wc

4' 9" x 8' 5" ( 1.45m x 2.57m )

### Bedroom One

11' 2" x 8' 3" ( 3.40m x 2.51m )

### Bedroom Two

11' x 11' 4" ( 3.35m x 3.45m )

### Bedroom Three

8' 2" x 10' 8" ( 2.49m x 3.25m )

### Bedroom Four

7' 1" x 10' 8" ( 2.16m x 3.25m )

### Bedroom Five

8' 2" x 5' 9" ( 2.49m x 1.75m )



## Bathroom

7' 9" x 5' 9" ( 2.36m x 1.75m )

## Shower Room

5' 7" x 7' 6" ( 1.70m 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: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RAY308887](http://connells.co.uk/Property/RAY308887)



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: RAY308887 - 0002