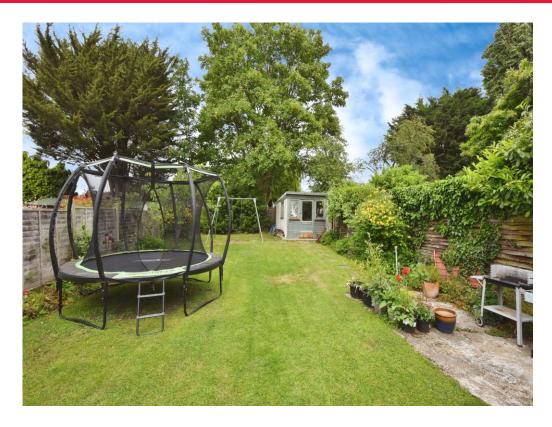


Connells

Upway Rayleigh



### **Property Description**

Spacious FOUR/FIVE BEDROOM semidetached family home located a short walk away from Rayleigh Railway Station, Rayleigh High Street, Edward Francis Primary School & The FitzWimarc School.

On the ground floor, the property benefits from a spacious entrance hallway, spacious lounge/dining room, feature lounge/bedroom five with bay window to the front, study/bedroom four, fitted kitchen, conservatory and fitted shower room. The first floor benefits from three bedrooms and ensuite bathroom to the master bedroom. The outside benefits from a large direct access driveway to the front, large private rear enclosed garden with concrete/wooden storage shed.

VIEWING HIGHLY RECOMMENDED. PRICED TO SELL.





## Lounge

11' 8" x 12' 9" ( 3.56m x 3.89m )

# **Reception Room**

10' 8" x 9' 7" ( 3.25m x 2.92m )

# **Dining Room**

13' 1" x 12' 8" ( 3.99m x 3.86m )

# **Sitting Room**

9' 7" x 10' 3" ( 2.92m x 3.12m )

#### Kitchen

18' 3" x 11' (5.56m x 3.35m)

#### **Downstairs Shower Room**

8' 8" x 4' 9" ( 2.64m x 1.45m )

## **Bedroom One**

11' 4" x 8' 3" ( 3.45m x 2.51m )

#### **En Suite**

10' 4" x 8' 2" ( 3.15m x 2.49m )

#### **Bedroom Two**

11' 4" x 8' 3" ( 3.45m x 2.51m )

#### **Bedroom Three**

11' 9" x 7' 2" ( 3.58m x 2.18m )

## Conservatory

7' 6" x 11' 6" ( 2.29m x 3.51m )

















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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

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: D

view this property online connells.co.uk/Property/RAY308849



Tenure: Freehold



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.

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