



**Connells**

Warwick Gardens  
Rayleigh





## Property Description

**\*\*GUIDE PRICE £400,000 - £425,000\*\***  
**OPEN DAY SATURDAY 30TH AUGUST**

Beautifully presented and spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME located in a quiet cul-de-sac in a prime residential location with easy access to local parks, bus routes, Rayleigh Railway Station and Rayleigh High Street. The property is ideally located for families, with highly regarded schools within close proximity, including Grove Wood Primary School, Wyburns Primary School and The FitzWimarc School.

The ground floor offers a welcoming entrance hallway, ground floor cloakroom, feature lounge with window to front aspect and fireplace, fitted kitchen/dining room with new integrated appliances, storage/larder room between the kitchen and internal access to the garage.

The first floor benefits from three well proportioned bedrooms and fitted family bathroom. The master bedroom benefits from fitted air conditioning and fitted wardrobes.

The outside of the property benefits from a direct access driveway to the front, offering off street parking for two vehicles, access to the garage, side pedestrian access to the rear, generous rear landscaped garden with timber decking area and mature trees/shrubs.

The property benefits from gas central heating and double glazing throughout.

VIEWING HIGHLY RECOMMENDED.  
PROPERTY OFFERED WITH NO ONWARD CHAIN.

## Kitchen/Dining Room

14' 7" x 10' 8" ( 4.45m x 3.25m )

## Lounge

9' 6" x 13' 1" ( 2.90m x 3.99m )

## Hallway

12' 2" x 6' 2" ( 3.71m x 1.88m )

## Storage Room

2' 6" x 5' 6" ( 0.76m x 1.68m )

## Garage

8' x 13' 1" ( 2.44m x 3.99m )

## W.C.

3' x 7' 2" ( 0.91m x 2.18m )

## Bedroom One

9' 8" x 15' 4" ( 2.95m x 4.67m )

## Bedroom Two

11' 9" x 10' 8" ( 3.58m x 3.25m )

## Bedroom Three

7' 9" x 8' 1" ( 2.36m x 2.46m )

## Landing

7' 9" x 10' 1" ( 2.36m x 3.07m )

## Bathroom

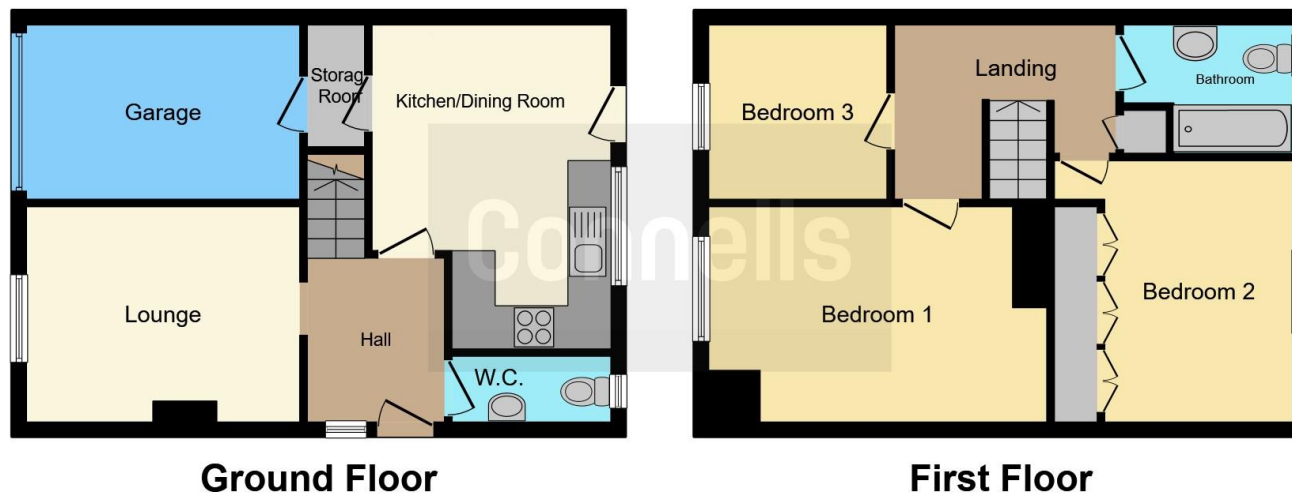
5' 8" x 7' 7" ( 1.73m x 2.31m )











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

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113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308966](http://connells.co.uk/Property/RAY308966)**



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