



Connells

Milton Close
Rayleigh



Property Description

****GUIDE PRICE £400,000 - £425,000****
WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property is situated in a sought-after residential location, within the catchment area for some of the region's top-rated schools, making it an ideal choice for families. Grove Wood Primary School & The FitzWimarc School are located within walking distance. The property is also within close distance to Rayleigh High Street and excellent transport links.

On the ground floor, the property benefits from an entrance porch, open plan living space, modern fitted kitchen with integrated appliance and cloakroom. The lounge/dining room benefit from bay window to front and sliding doors leading into the rear garden. The rear of the property looks onto beautiful farmland scenery.

The first floor benefits from two double bedrooms with built-in wardrobes, bedroom three which is a single bedroom and fitted family shower room. There is also a spacious and bright loft room.

The outside of the property benefits from a direct access driveway to the front, side vehicle access into the garage and pedestrian access to rear garden. The rear landscaped garden offers access to a garden room, which is currently used as a gym and detached garage.

The property benefits from gas central

heating and double glazing throughout.

VIEWING HIGHLY RECOMMENDED.

Lounge

13' 7" x 16' 8" (4.14m x 5.08m)

Dining Room

13' 1" x 8' 2" (3.99m x 2.49m)

Kitchen

10' 2" x 8' 2" (3.10m x 2.49m)

Cloakroom

6' x 2' 6" (1.83m x 0.76m)

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m)

Bedroom Three

9' 4" x 6' 7" (2.84m x 2.01m)

Shower Room

9' 8" x 6' 7" (2.95m x 2.01m)

Landing

11' 7" x 12' (3.53m x 3.66m)

Garage

18' 1" x 9' 3" (5.51m x 2.82m)

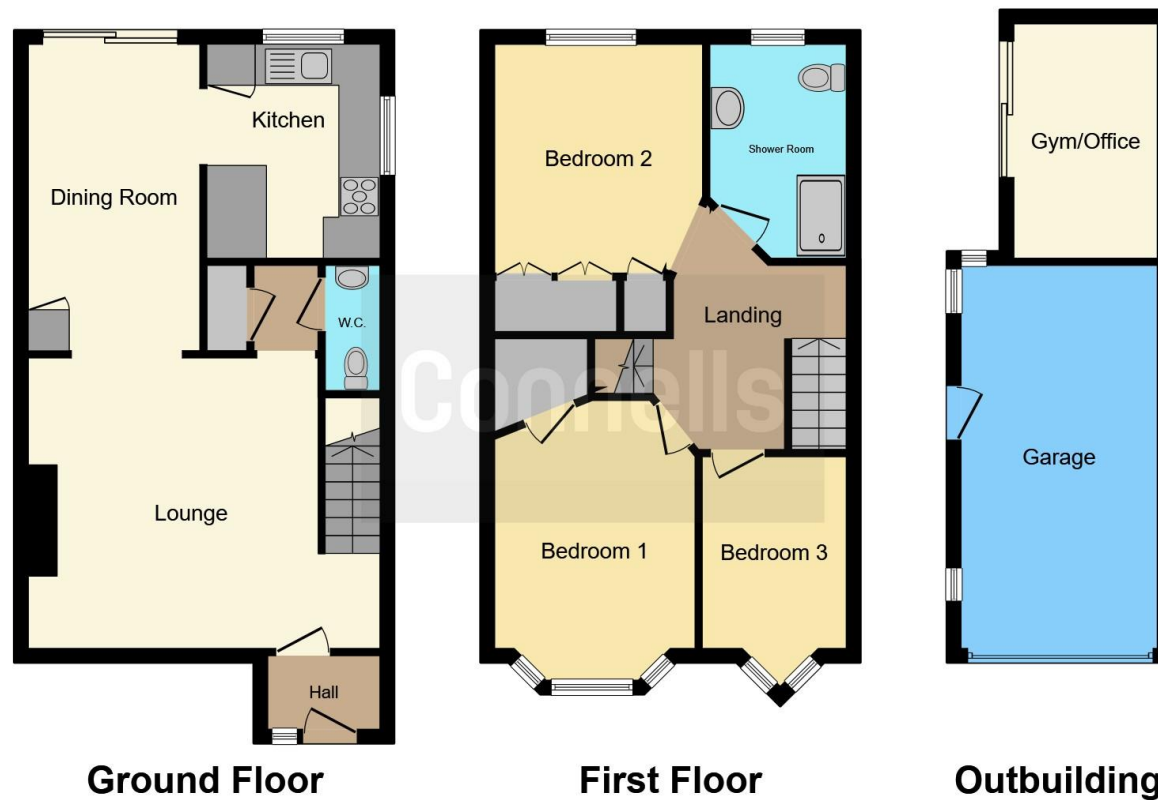
Garden Room

11' 2" x 6' 8" (3.40m x 2.03m)









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

T 01268 777 767
E rayleigh@connells.co.uk

113-115 High Street
 RAYLEIGH SS6 7QA

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RAY308914



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAY308914 - 0004