

# Property details approval form

11 Kingswood Crescent, Rayleigh, Essex, England, SS6 7BQ

Date: 02 October 2025

Property Ref and Version: RAY309004 - 0002

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£450,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- > SPACIOUS FEATURE LOUNGE
- > FITTED KITCHEN/DINING ROOM
- > GROUND FLOOR BATHROOM/SHOWER ROOM
- > GROUND FLOOR WC & UNDER STAIRS STORAGE
- > DIRECT ACCESS DRIVEWAY & DETACHED GARAGE
- > BEAUTIFUL LARGE PRIVATE REAR GARDEN
- > VIEWING HIGHLY RECOMMENDED!!

## ○ Short Description

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**\*\*GUIDE PRICE £450,000 - £500,000\*\*** SPACIOUS THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME.

This property offers a great opportunity for extending if needed, and it is located in a very sought after residential area of Rayleigh. VIEWING HIGHLY RECOMMENDED, PRICED TO SELL!!

## ○ Long Description

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**\*\*GUIDE PRICE £450,000 - £500,000\*\*** SPACIOUS THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME.

**GROUND FLOOR** The property benefits from a generous entrance hallway, fitted family bathroom, separate toilet, storage area directly under the stairs, fitted kitchen/dining room, spacious feature lounge and separate dining room/bedroom four.

**FIRST FLOOR** benefiting from, three very spacious bedrooms, storage cupboard and recently refitted walk in shower room.

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The outside of the property benefits from a large direct access driveway to the front, detached garage and beautiful landscaped rear garden with mature trees and shrubs.

This property offers a great opportunity for extending if needed, and it is located in a very sought after residential area of Rayleigh. VIEWING HIGHLY RECOMMENDED, PRICED TO SELL!!

## ○ **Directions**

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## ○ **Agents Note**

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## ○ Room Description

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### Kitchen/Diner

16' 9" x 9' 4" ( 5.11m x 2.84m )

### Lounge

23' 1" x 12' ( 7.04m x 3.66m )

### Dining Room/Bedroom 4

9' 9" x 8' 7" ( 2.97m x 2.62m )

### Toilet

2' 6" x 5' 5" ( 0.76m x 1.65m )

### Bathroom

7' 5" x 5' 6" ( 2.26m x 1.68m )

### Bedroom One

13' 3" x 10' 6" ( 4.04m x 3.20m )

### Bedroom Two

10' 6" x 10' 6" ( 3.20m x 3.20m )

### Bedroom Three

10' 1" x 11' ( 3.07m x 3.35m )

### Shower Room

4' 9" x 10' 6" ( 1.45m x 3.20m )

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to potential timeframes involved.

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## **○ Room Description**

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## ○ Property Images





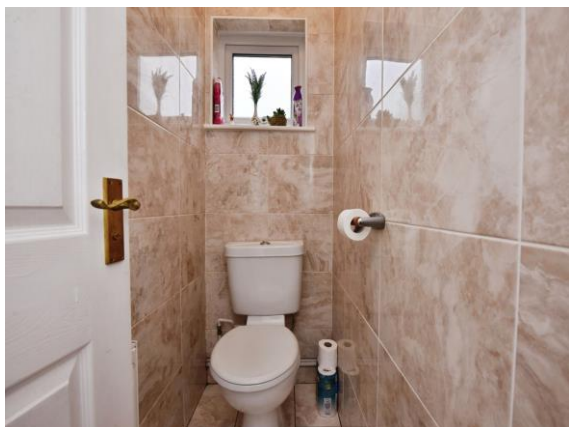
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## ○ Property Images





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## Floor Plan



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)

## Approval

Signature		Date
Nathalia Carter	Nathalia Carter	02/10/25
Mr A. Campling		