



BROWN & BRAND



Rayleigh Road

Thunderley, Benfleet, SS7 3XW

- Four Bedroom Detached Family Home
- Detached Double Garage.
- South Facing Rear Garden.
- Undergone Many Improvements by Current Vendors.

Guide Price £550,000 -£575,000





Property Description

Located on a large corner plot and undergone many improvements by the current vendors is this immaculate character four-bedroom detached family home. Accommodation offers entrance porch leading to entrance hallway, two large bedrooms at ground floor, modern bathroom suite, lounge and stunning kitchen/diner/family room. At first floor there are two further bedrooms and a shower room. The rear garden is south facing and of low maintenance. There is also a large double garage which can be used for multiple purposes. Viewing advised to avoid disappointment.



ACCOMMODATION

Approached via double glazed door giving access to:

ENTRANCE PORCH

Tiled flooring, double glazed windows to side and front. Plastered ceiling. UPVC double glazed door with obscure double glazed window to side giving access to:

ENTRANCE HALL

16' 7" x 5' 4" (5.05m x 1.63m) A bright and spacious entrance hallway with smooth plastered ceiling, carpet, radiator with cover, cupboard housing electric fuse box . Door to:



BEDROOM ONE

13' 7" x 10' 10 " (4.14m x 3.3m) Double glazed bay led light window to front, further double glazed lead light window to side. Fitted carpet, radiator, smooth plastered ceiling.



BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed lead light window to front, radiator, fitted carpet, smooth plastered ceiling.

GROUND FLOOR BATHROOM

Beautiful suite comprising Jacuzzi bath with shower, WC, vanity sink unit with mixer tap, fully tiled walls and flooring, heated towel rail, obscure double glazed window side.



LOUNGE

13' 9" x 14' 9" (4.19m x 4.5m) Double glazed lead light window to side. Smooth plastered ceiling. Radiator. Brick built feature fire place. Carpet. Double glazed French doors giving access to:



KITCHEN/DINER/FAMILY ROOM

26' 8" x 22' 7" (8.13m x 6.88m) A bright and spacious area with bifold doors giving access to garden. The kitchen is beautifully fitted with modern white gloss units with work surfaces over incorporating stainless steel sink units with tap and drainer. Washing machine, dishwasher, double oven with seven gas ring hob, extractor fan above, tiled splash backs, radiator, large double fridge/freezer tumble, dryer, smooth plastered ceiling, double glazed windows to rear, double glazed windows to side. Cupboard housing boiler and gas metre. Stairs to first floor accommodation.



LANDING

Fitted carpet. Smooth plastered ceiling door to



BEDROOM THREE

18' 3" x 10' 8" (5.56m x 3.25m) Double glazed windows, two front and side, smooth plaster ceiling, eaves, storage fitted carpets radiator.

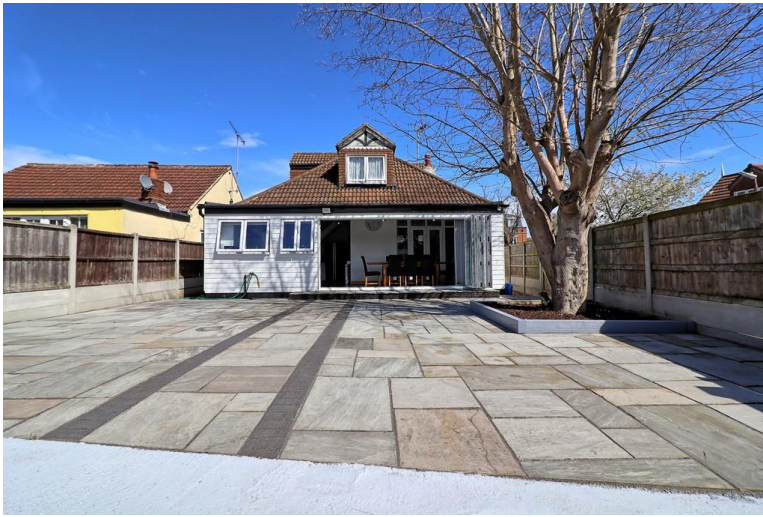
BEDROOM 4

14' 5" x 10' 4 (reducing to 7,3)" (4.39m x 3.15m) Double glazed led light window to rear, radiator, fitted Carpet eve storage.



SHOWER ROOM

Modern three piece suite comprising shower cubicle, WC, corner sink unit with mixer tap tiled flooring, heated towel rail, double glazed window to side.



REAR GARDEN

The rear garden is south facing and is of low maintenance with a large patio area, side access, hot and cold outside tap.

Privacy fencing

DOUBLE GARAGE

This garage could be used for most multiple purposes. Home office / bar / studio. Roller door with power and lighting.



GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



Energy performance certificate (EPC)

185 Rayleigh Road BENLEET SS7 2NR	Energy rating E	Valid until 17 April 2024
		Certificate number 2160-4734-6540-9054-8991

Property type	Detached house
Total floor area	131 square metres

Rules on letting this property

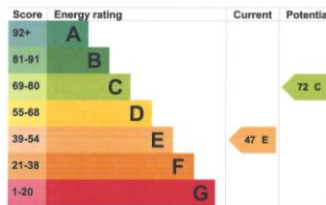
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.