



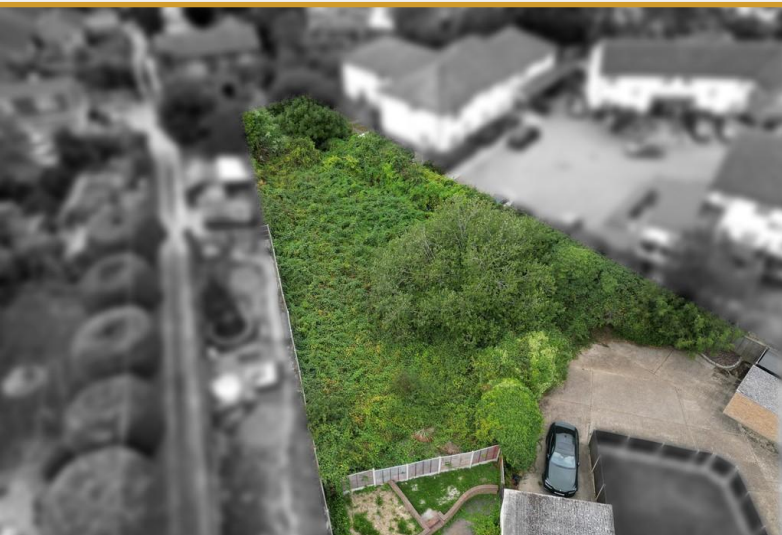
Brown & Brand



Rayleigh Road
Thundersley, SS7 3TL

- 3/4-bedroom semi-detached character house
- Occupies substantial plot with rear garden in excess of 0.175 acres
- Ideal for allotments/workshops/storage units as garden has separate access
- Easy reach of shops, schools and transport links via the A127

£425,000





Property Description

Situated within easy reach of local shops, reputable schools, and excellent transport links via the A127, is this charming 3/4-bedroom semi-detached house. Boasting the unusual benefit of a substantial rear garden of over 0.175 acres, is ideal for those seeking space for the children, growing vegetables or the construction of workshops or storage units as the garden has a separate access. The ground floor features two generous reception rooms, a fitted kitchen, a versatile study or fourth bedroom, and a convenient ground-floor shower room. Upstairs, the first floor hosts three well-proportioned bedrooms and a modern three-piece family bathroom. The property benefits from a front driveway, and additional parking to the rear via an adjacent driveway and garage.



ACCOMMODATION

Approached via panelled entrance door giving access through to

ENTRANCE HALL

Carpet. Radiator. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Access to under stairs storage. Wall thermostat control. Archway to kitchen. Panelled doors to other rooms.

FRONT RECEPTION ROOM

14' 1" x 11' 3" (4.29m x 3.43m) Carpet. Radiator. Double glazed led light bay window to front. Coved and Artexed ceiling.

BEDROOM FOUR/STUDY

12' 1" x 8' 3" (3.68m x 2.51m) Carpet. Radiator. Double glazed window to side. Coved and artexed ceiling. Wall mounted boiler serving domestic hot water and central heating systems.

KITCHEN

10' 7" x 8' 9" (3.23m x 2.67m) Fitted in a range of wooden units to both ground and eyelevel with worktops over. Inset stainless steel single bowl and single drainer sink unit. Inset oven, grill and gas flooring hood with extractor hood. Space and plumbing for washing machine and fridge freezer. Tiled floor. Tiled splashback. Radiator. Coved and Artex ceiling. Door to rear reception room. Open archway through to

SIDE LOBBY

Tiled floor. Double glazed door to side. Built-in storage cupboard. Door giving access to

GROUND FLOOR SHOWER ROOM

Fitted in a three piece suite comprising self-contained shower cubicle with glass screen, pedestal wash and basin and close coupled WC. Tiled floor. Tiled walls. Radiator. Obscure double glazed window to side. Coved ceiling.

REAR RECEPTION ROOM

13' 9" x 10' 6" (4.19m x 3.2m) Carpet. Radiator. Double glazed patio doors to rear. Coved and artexed ceiling.

FIRST FLOOR LANDING

Carpet. Coved ceiling. Doors to all rooms.

BATHROOM

Fitted in a three piece suite comprising a panelled bath, pedestal wash hand basin and close coupled WC. Tiled walls. Cushion flooring. Radiator. Coved ceiling. Obscure double glazed led lite window to front. Built in cupboard.

BEDROOM

11' 8" x 8' 7" (3.56m x 2.62m) Carpet. Radiator. Double glazed led light window to front. Coved ceiling.

BEDROOM

12' x 8' 2" (3.66m x 2.49m) Cushion flooring. Radiator. Double glazed window to rear. Coved ceiling.





BEDROOM

8' 9" x 9' 9" (2.67m x 2.97m) Cushion flooring. Radiator. Double glazed window to rear Coved ceiling.

EXTERNALLY

REAR GARDEN

The secluded west facing rear Garden is approximately 0.175 acres which offers enormous potential for substantial garden or storage and workshop areas. Initially laid out in a low maintenance design with shingle, steps and pathway with retaining walls. Privacy fencing. Side access. Gated access to rear and garage.

PARKING

Parking is provided via hardstanding to front for two vehicles with additional parking set to rear access via an adjacent driveway leading to a detached garage.

AGENT NOTES

In accordance with the 1979 Estate Agents act we must disclose that the partners of Brown & Brand have a vested interest in this property and land.



GROUND FLOOR

1ST FLOOR



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Energy performance certificate (EPC)			
451, Rayleigh Road Sutton, Essex SS7 3TL	Energy rating D	Valid until 21 July 2028	
		Certificate number 6561-4784-4022-7886-4393	
Property type	Semi-detached house		
Total floor area	107 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is D. It has the potential to be G.			
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			