

Paul Mason Associates



Rayleigh Road, Leigh-On-Sea, SS9 5PU

Guide price £450,000

- Spacious Accommodation Throughout
- Annex/Workshop
- Two Reception Rooms
- Modern Kitchen With Integrated Appliances
- Four Double Bedrooms
- Fitted Family Bathroom
- Close Proximity To Top-Rated Schools
- Extensive Driveway
- Viewing Comes Highly Recommended
- EPC - E

This well presented four bedroom semi detached home benefits from extended accommodation carried out by the current owner. Internally the accommodation is conveniently divided between three story's which includes entrance porch, hallway, lounge, stunning re-fitted modern kitchen/dining room, conservatory and cloakroom on the ground floor. On the first floor there are two double bedrooms and a fitted family bathroom. On the second floor there are two further double bedrooms.

Externally the property is set back from the road with a well maintained rear garden commencing a patio seating area with the remainder mainly laid to lawn. There is also a large brick built outbuilding with power and lighting connected, to the rear of the outbuilding is a workshop, and to the front, the room consists of a shower and toilet creating a usable annex room. The frontage boasts ample off road parking for numerous vehicles on the block paved driveway. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Location wise, take advantage of being situated in walking distance from Eastwood Park and Cherry Orchard Country Park which are both ideal for long walks all year round, bus connections on your doorstep with routes to Rayleigh and Southend, local shops and restaurants down the road including the popular Bellhouse Pub and within the catchment area of Heycroft Primary School and The Eastwood Academy both highly sought after schools in the area.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		
	48		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



## ACCOMMODATION

### GROUND FLOOR

#### Porch

1.0m x 1.0m (3'3" x 3'3" )

Part glazed entrance door to front. Obscure window to front. Wooden door to :-

#### Hallway

2.8m x 1.4m (9'2" x 4'7")

Stairs to first floor. Part panelled wall. Exposed wooden flooring. Radiator. Door to :-

#### Lounge

3.7m x 3.7m (12'1" x 12'1" )

Double glazed window to front. Cast iron fireplace (in working order). Exposed wooden flooring. Radiator.

#### Kitchen/Breakfast Room

5.0m x 3.4m (16'4" x 11'1")

Double glazed window to side. Inset spotlights. Modern units fitted to eye and base level with granite work surfaces and matching upstands. Inset sink and drainer. Instant boiling water tap. Five ring gas hob and extractor

fan. Double electric oven. Integrated dishwasher, washing machine, full height fridge and full height freezer. Tiled flooring. Radiator.

#### Conservatory/Dining Room

4.1m x 3.0m (13'5" x 9'10" )

Double glazed windows to rear and sides. Double glazed French doors leading to rear garden. Tiled flooring. Radiator. Door to :-

#### WC

1.6m x 0.8m (5'2" x 2'7" )

Obscure double glazed window to rear. Low level WC. Tiled flooring.

### FIRST FLOOR

#### Landing

4.4m x 1.9m (14'5" x 6'2")

Double glazed window to rear. Stairs to ground floor. Stairs to second floor. Exposed wooden floors. Doors to :-

#### Bedroom One

3.6m x 3.0m (11'9" x 9'10")

Double glazed window to front. Radiator.

#### Bedroom Two

3.4m x 3.0 (11'1" x 9'10")

Double glazed window to rear. Radiator.

#### Family Bathroom

2.8m x 1.9m (9'2" x 6'2" )

Obscure double glazed window to front. Three piece suite comprising panelled bath with attachments, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Radiator.

### SECOND FLOOR

#### Landing

Double glazed window to rear. Inset spotlights. Exposed wooden flooring. Doors to :-

#### Bedroom Three

3.4m x 2.5m (11'1" x 8'2")

Double glazed window to rear. Inset spotlights. Radiator.

#### Bedroom Four

4.2m x 2.0m (13'9" x 6'6" )

Velux window to front. Inset spotlights. Exposed wooden flooring.

### EXTERIOR

### Annex Room

4.2m x 3.6m (13'9" x 11'9")

Patio sliding doors to front. Wood effect flooring. Corner shower. Door to :-

### Cloakroom

2.0m x 1.5m (6'6" x 4'11" )

Two obscure double glazed windows to side. Low level WC. Wash hand basin.

### Outbuilding/Workshop

5.5m x 4.2m (18'0" x 13'9" )

Double glazed window to rear and side. Power and lighting connected.

### Rear Garden

Paved patio seating area with the remainder laid to lawn. Side access to frontage. Large metal shed. Outside hot and cold tap. Outside lighting. Fenced to boundaries.

### Frontage

Block paved driveway parking for numerous vehicles. Decorative shingle area. Large side gate leading to rear garden and

outbuildings. Outside power socket.

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central Heating

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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Paul Mason Associates Limited Registered in England Number - 6767946  
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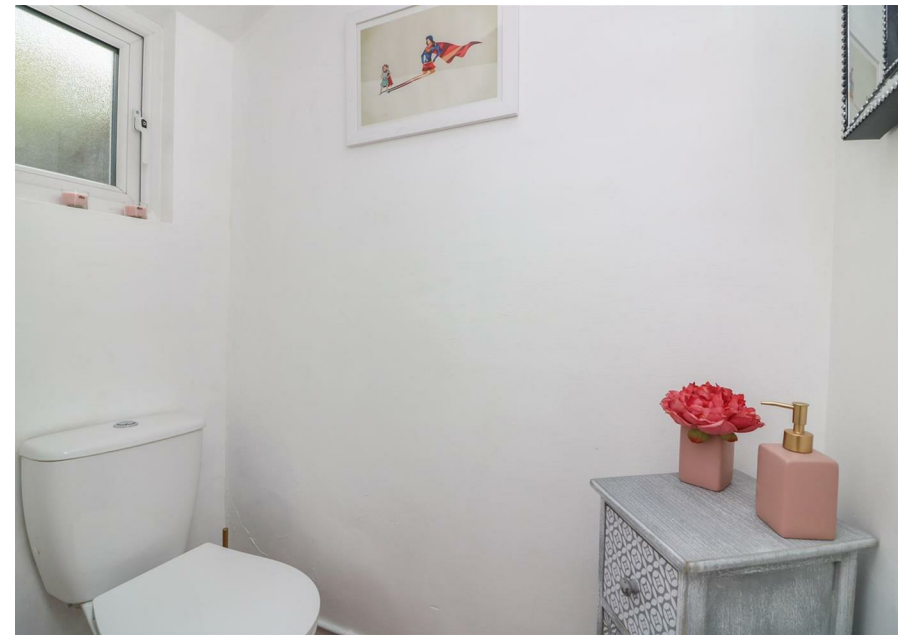
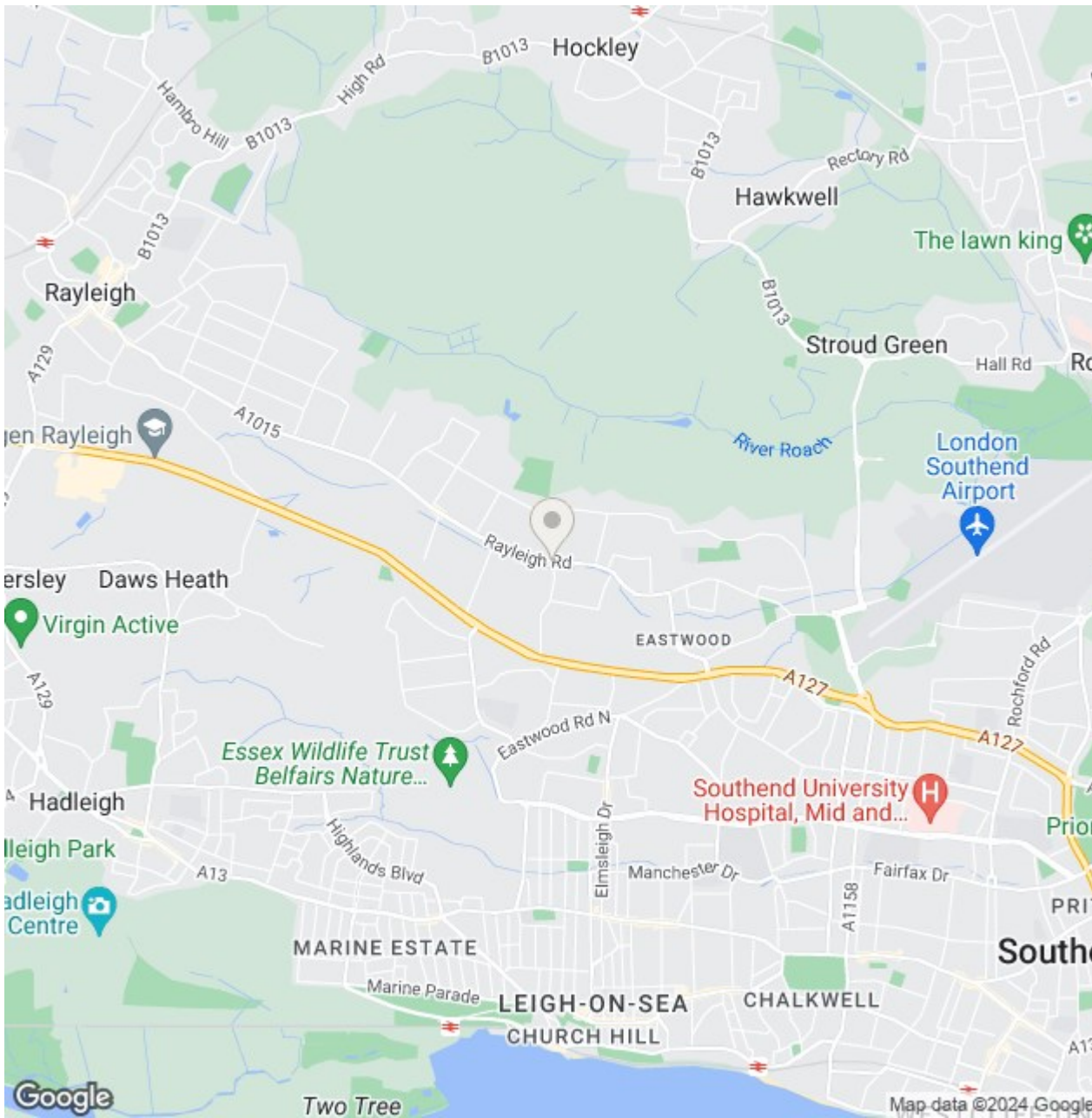
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