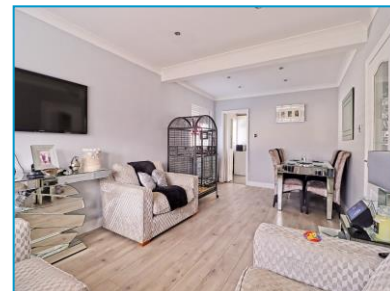




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Langdon Road, Rayleigh



Morgan Brookes believe - This delightful extended two bedroom semi detached bungalow is conveniently located within close proximity to Rayleigh Train Station and High Street offering an abundance of shops & restaurants. The property offers good size accommodation with a 20' living room, conservatory, modern fitted kitchen & bathroom. There is off street parking for up to 4 vehicles.

Our Seller loves - That she is within walking distance of the station and also the Town with easy access to the A127 & A13. Being close to local amenities & have a number of schools within walking distance. Our seller has lived in the property for over 20 years and will has loved every minute of living there.

Key Features

- Delightful Two Bedroom Bungalow.
- Extended To The Rear.
- 20' Living Room.
- Conservatory.
- Modern Fitted Kitchen & Bathroom.
- Close To Rayleigh Train Station.
- Ample Off Street Parking.
- Call Morgan Brookes Today!

£385,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



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Langdon Road, Rayleigh

Entrance

Double glazed panelled door to:

Entrance Hallway

12' 10" nt 3' x 5' 7" nt 2'9" (3.91m nt 0.91m x 1.70m nt 0.83m)

Feature radiator, coving to ceiling incorporating down lights, wood effect flooring, door to:

Living Room

20' 8" x 11' 0" (6.29m x 3.35m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator, coving to ceiling incorporating down lights, wood effect flooring, door to:

Kitchen

11' 0" x 7' 6" (3.35m x 2.28m)

Double glazed windows to rear and side aspects, range of fitted wall and base units, roll top work surfaces incorporating sink and drainer unit, extractor hood, space and plumbing for appliances, complimentary splash back tiling, smooth ceiling incorporating down lights, wood effect flooring, door to:

Conservatory

11' 0" x 9' 6" (3.35m x 2.89m)

Double glazed windows to rear and side aspects, double glazed panelled French doors to rear garden, radiator, wood effect flooring.

Bedroom 1

11' 2" x 11' 0" (3.40m x 3.35m)

Double glazed bay window to front aspect, radiator, coving to ceiling incorporating down lights, wood effect flooring.

Bedroom 2

11' 0" x 8' 4" (3.35m x 2.54m)

Double glazed window to rear aspect, radiator, coving to ceiling incorporating down lights, wood effect flooring.

Bathroom

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

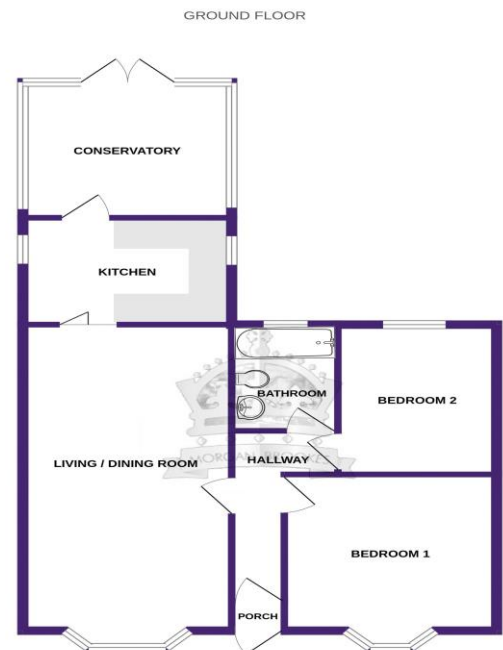
Obscure double glazed window to rear aspect, panelled bath with raised shower system and shower screen, pedestal hand basin, low level WC, stainless steel heated towel rail, tiled walls and flooring, coving to ceiling incorporating down lights.

Rear Garden

Block paved entertaining area from property, remainder being laid to lawn, gated side access.

Front Of Property

Block paved driveway offering off street parking for up to 4 vehicles.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intertop 11/2025

Local Authority Information
Rochford District Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

£385,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.