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1 Aldham Gardens, Rayleigh, SS6 9TB

£575,000 Freehold

OFFERED WITH NO ONWARD CHAIN, A WELL PRESENTED FAMILY HOME BOASTING AN UNOVERLOOKED WEST BACKING LANDSCAPED GARDEN. Spacious living accommodation comprising lounge overlooking the garden, kitchen/breakfast room, dining room and conservatory. Four double bedrooms one with en-suite shower room plus a family bathroom.

Situated in this popular location within easy access of Rayleigh mainline station and High Street and close to local schools and regular bus services.

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Accommodation

Upvc double glazed entrance door with frosted glazed side panel, opening to:

Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling, turned spindle staircase to first floor.

Kitchen/Breakfast Room 14'1" x 9'2" (4.3 x 2.8)



Upvc double glazed window to front aspect, tiled flooring, artex ceiling with inset spotlights, shaker style fitted kitchen with granite worktops and breakfast bar, tiled splash backs, ceramic one and half sinks with drainer and chrome mixer tap, RANGE MASTER cooker with 6 ring gas hob and extractor over, integrated dishwasher, space for fridge freezer and washing machine, stable door to side, radiator and power points.



Lounge 15'6 x 14'2 (4.72m x 4.32m)



Upvc double glazed patio doors with glazed side panels opening out to rear garden, coved smooth plastered ceiling laminate wood flooring, feature fireplace with inset gas fire, radiator, TV and power points. Glazed double doors leading to:

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Landing



Dining Room 11'8 x 8'4 (3.56m x 2.54m)



Carpet, coved smooth plastered ceiling, radiator and airing cupboard. Doors leading to:

Bedroom One 14'4 x 11'7 (4.37m x 3.53m)



Laminate wood flooring, coved smooth plastered ceiling, radiator and power points. Open plan to:

Conservatory 9'9 x 9'4 (2.97m x 2.84m)



Upvc double glazed window to front aspect, laminate wood flooring, smooth plastered ceiling, feature panelled wall with inset LED lighting, range of fitted wardrobes and dressing table, radiator, TV and power points.

Upvc double glazed windows and French doors leading out to rear garden, laminate wood flooring and power points.

Ground Floor Cloakroom

Upvc double glazed obscure window to side aspect, half tiled walls, laminate wood flooring, wall mounted hand wash basin with twin taps, close coupled W.C, radiator.



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Ensuite Shower Room 6'4 x 6'4 (1.93m x 1.93m)



Upvc double glazed obscure window to side aspect, laminate wood flooring, fully tiled walls, smooth plastered ceiling, corner shower with double glass doors, vanity unit with mounted hand wash basin and chrome mixer tap, close coupled W.C, chrome heated towel rail.

Bedroom Three 10'2 x 8'5 (3.10m x 2.57m)



Upvc double glazed window to rear aspect, laminate wood flooring, smooth plastered ceiling, radiator, TV and power points.

Bedroom Two 11'10 x 8'6 (3.61m x 2.59m)



Upvc double glazed window to rear aspect, laminate wood flooring, smooth plastered ceiling, built-in wardrobes with mirrored sliding doors, radiator, TV and power points.



Bedroom Four 10'4 x 8'1 (3.15m x 2.46m)



Upvc double glazed window to front aspect, carpet, artex ceiling, built-in wardrobes with sliding mirrored doors, radiator, TV and power points.



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Family Bathroom 7'10 x 5'7 (2.39m x 1.70m)



Upvc double glazed obscure window to side aspect, laminate wood flooring, half tiled walls, artex ceiling, freestanding traditional roll top bath, pedestal hand wash basin with dual chrome taps, close coupled W.C, chrome heated towel rail.

Garage 17'3 x 8'9 (5.26m x 2.67m)

Electric roller shutter door, personal door providing access to rear garden, lighting and power points.

Rear Garden 42' x 34' (12.80m x 10.36m)



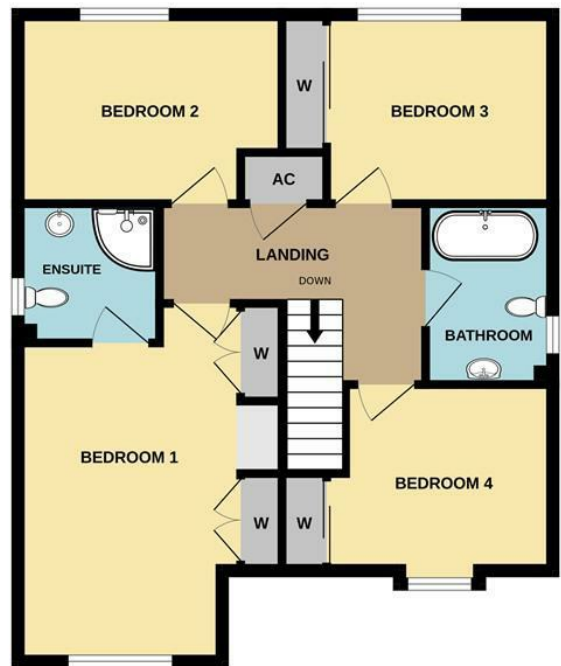
Approx. 42FT x 34FT unoverlooked, west backing landscaped rear garden, commencing with a spacious patio leading to lawned area with established shrubs to boundary, side access to front and access to garage.



Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



1st Floor
629 sq.ft. (58.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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