



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



**11 Great Wheatley Road, Rayleigh, SS6 7AW**

**Guide Price £650,000 Freehold**

GUIDE PRICE £650,000 - £700,000 A 1900'S BUILT THREE BEDROOM DETACHED FAMILY HOUSE, occupying a large corner plot with a 60ft. frontage and 130ft. garden in this highly sought after location .

Requiring modernisation but in general good condition this lovely character home offers excellent scope for extending to create a large family home STP, and being sold with NO ONWARD CHAIN.

Located within walking distance of Rayleigh town centre, and pubs/restaurants, we strongly recommend viewing as properties of this nature rarely come to the market and it has been occupied by the current vendor since 1965.

# 11 Great Wheatley Road, Rayleigh, SS6 7AW

## Entrance Hall



Door leading to spacious entrance hall, stairs to first floor, under stairs cupboard, radiator.

## Lounge 16'3 x 11'9 (4.95m x 3.58m)



Bay window to front and window to rear, radiator, brickette feature fireplace, wall light points.



## Dining room 12 x 11'9 (3.66m x 3.58m)

Window to front, door to rear leading to conservatory, radiator, wall light points, tiled fireplace.

## Kitchen 13'9 x 10 (4.19m x 3.05m)

Window to flank and further window and door to other flank, radiator, worcester wall mounted gas boiler, older style fitted cupboards, gas point, plumbed for washing machine, sink unit.

## Conservatory/lean to

Windows to rear and side, access to garden, door to wc.

## Landing



Window to front, built in cupboard, two power points, picture rail.

## Bedroom One 15'5 x 11'9 (4.70m x 3.58m)

Window to front and rear, two radiators.

## Bedroom Two 12 x 12 (3.66m x 3.66m)

Window to front, radiator.

## Bedroom Three 9'8 x 7'6 (2.95m x 2.29m)

Window to flank, radiator.

## Shower room

Window to rear, fully tiled shower cubicle, close coupled wc, vanity wash hand basin, extractor fan, airing cupboard with hot water tank.

## Rear garden 130ft approx. (39.62mft approx.)



Large lawn area, side entrance, established shrubs, established hedge boundary to left hand side, two greenhouses, external storage cupboard.

# 11 Great Wheatley Road, Rayleigh, SS6 7AW



## Garage 17'10 x 11 (5.44m x 3.35m)

Double doors to front and up and over door to rear, light and power, side door to front driveway.

## Front garden

Own driveway, lawned area, established hedge boundary to front.

## Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor  
915 sq.ft. (85.0 sq.m.) approx.



1st Floor  
560 sq.ft. (52.1 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1475 sq.ft. (137.1 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.  
Made with Metropix ©2024



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.