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18 Oakley Avenue, Rayleigh, SS6 9TE

Guide Price £599,000 Freehold

LARGE 4 DOUBLE BEDROOM DETACHED FAMILY HOME With West Facing Landscaped Rear Garden Backing Onto Fields.

Fantastic, spacious living accommodation including 29' lounge/diner, 16' kitchen/breakfast room, utility room, conservatory, 4 DOUBLE bedrooms plus ample off street parking. This home offers all the space a family needs and is Ideally located close to local schools, Rayleigh mainline station and with easy access to the A127 & A13.

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Accommodation

Upvc part double glazed entrance door leading into.....

Entrance Hall

Wood flooring, radiator, textured and covered ceiling, under stairs storage cupboard, carpeted stairs to 1st floor.

Lounge/Diner 29'07 (into bay) x 11' reducing to 9' (9.02m (into bay) x 3.35m reducing to 2.74m)



Upvc double glazed square bay window to front, wood flooring, feature stone fire place with electric fire, textured and covered ceiling, 2 radiators, serving hatch to kitchen, wood and glazed double doors leading into.....

Conservatory 9'09 x 7'02 (2.97m x 2.18m)

Upvc double glazed to 3 elevations with patio doors leading to the rear garden, wood flooring, radiator.

Kitchen/Breakfast Room 16'05 x 12'06 reducing to 9'09 (5.00m x 3.81m reducing to 2.97m)



Fitted with units to both eye and base levels with laminate work tops and tiled splash back, stainless steel single sink and drainer with chrome mixer tap, 5 ring gas hob with stainless steel splash back and extractor above, eye level double electric oven, space for dishwasher and American style fridge/freezer, tiled floor, smooth plastered ceiling with spot lighting, Upvc double glazed windows to rear and side, Upvc part double glazed door leading to rear garden, door to.....



Utility Room 7'06 x 7'02 (2.29m x 2.18m)

Originally the rear of the integral garage, fitted with eye level units and roll top laminate work top with space and plumbing for washing machine and tumble dryer below, tiled floor, smooth plastered ceiling with spot lighting, wall mounted gas central heating boiler (2 years old).

Ground Floor Cloakroom

Upvc double glazed obscure window to front, Wood flooring, half tiled walls, low level W/C, sink with chrome mixer tap and cupboard under, Consumer unit.

First Floor Landing

Wood flooring, access to boarded and insulated loft via hatch with drop down ladder, textured and covered ceiling.

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Bedroom 1 15'09 x 12'05 (4.80m x 3.78m)



Upvc double glazed bay window to front, wood flooring, radiator, further Upvc double glazed window to front, fitted wardrobes, smooth plastered and covered ceiling with spot lighting, built in wardrobe/cupboard, door leading to family bathroom with potential to convert part to an en-suite.

Bedroom 4 10'06 x 10'02 (3.20m x 3.10m)



Upvc double glazed window to rear, radiator, wood flooring, textured and covered ceiling.

Bedroom 2 17'11 x 7'06 (5.46m x 2.29m)



Upvc double glazed window to front, wood flooring, smooth plastered ceiling with spot lighting, storage cupboard, radiator.

Family Bathroom



Two Upvc double glazed obscure windows to the side, fully tiled to walls and floor, 3 piece suite comprising 'P' shaped panelled bath with chrome shower over and glass screen, sink with chrome mixer tap inset with cupboards below and to the side, W/C with concealed cistern in cupboard unit, white heated towel rail, doors giving access to landing & bedroom 1.

Bedroom 3 15'07 x 10'01 reducing to 7'01 (4.75m x 3.07m reducing to 2.16m)



Two Upvc double glazed windows to rear, radiator, wood flooring, smooth plastered ceiling with spot lighting.

Outside



The front of the property has newly laid resin providing ample off street parking and gated access to both sides leading to the rear garden.

Rear Garden approx 48' x 36' (approx 14.63m x 10.97m)



West facing landscaped garden backing onto fields with raised decking and remainder laid to lawn, shed, outside lighting and tap.



Garage/Storage

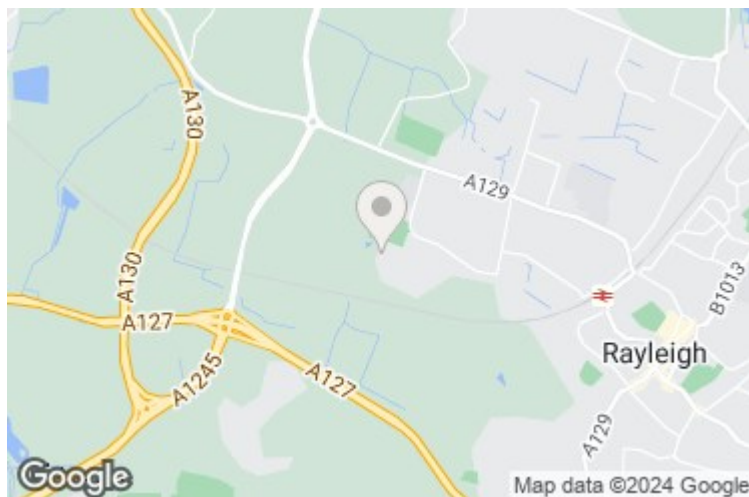
The front of the garage can be used for storage, and has an up and over door and power.

Council Tax Band

Tax Band E - Rochford Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
779 sq.ft. (72.3 sq.m.) approx.



1st Floor
681 sq.ft. (63.3 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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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