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6 Paignton Close, Rayleigh, SS6 9PW

£525,000 Freehold

BUILT IN 1982 AND LOCATED IN THIS CUL DE SAC LOCATION, Four bedroom detached family house with 50ft. approx. garden and double garage, also within walking distance of both primary and senior schools and approx. 15 minutes walk to the station.

Offering good sized accommodation which includes separate lounge and dining room 15ft kitchen/diner with Rangemaster oven and master bedroom with En- Suite shower room.

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Entrance Hall

Composite door leading to entrance hall, hive heating control, under stairs storage cupboard, radiator, coved and artex ceiling, power point, dado rail.

Lounge 20'3 x 11'10 (6.17m x 3.61m)



Window to front and French doors to side leading to garden, two radiators, feature floor to ceiling brick fireplace with gas coal effect fire, four wall light points, coved and artex ceiling.

Dining Room 12'3 x 10 (3.73m x 3.05m)

Window to front, radiator, coved and artex ceiling.

Kitchen/Diner 15'5 x 9'10 (4.70m x 3.00m)



Window and door to rear, range of fitted base and wall cupboards, drawer pack, fitted worktops, tiled to working areas, Rangemaster dual fuel oven with 6 gas burners, two ovens(one fan assisted) and grill, stainless steel extractor over, glazed display wall cabinet, integrated Bosch dishwasher, inset double bowl stainless steel sink unit with mixer tap and cupboard's under, skimmed ceiling with inset lights, concealed floor mounted ideal Mexico gas boiler, radiator.

Cloakroom/Wc

White suite comprising of vanity wash hand basin with mixer tap and cupboard under, close coupled wc, fully tiled walls and tiled floor, window to rear, skimmed ceiling with inset lights.

Landing



Window to front, airing cupboard with lagged cylinder, loft access, power point, coved and artex ceiling.

Bedroom One 13'8 x 12'6 (4.17m x 3.81m)



Window to flank, radiator, wood laminate flooring, skimmed ceiling.

En - Suite Shower Room

Window to rear, white suite comprising of fully tiled shower cubicle, close coupled wc, vanity wash hand basin, tiled floor artex ceiling with inset lights, radiator.

Bedroom Two 12'8 x 10 (3.86m x 3.05m)



Window to flank, radiator, artex ceiling.

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Bedroom Three 10 red 7'7 x 10 (3.05m red 2.31m x 3.05m)



Window to flank, radiator, artex ceiling, wood laminate flooring.

Bedroom Four 12'4 x 6'6 (3.76m x 1.98m)

Window to front, radiator, artex ceiling.

Bathroom

White suite comprising of panelled bath with mixer tap shower and folding shower screen, close coupled wc, pedestal wash hand basin, fully tiled walls radiator, artex ceiling, window to rear.

Garden 50ft approx. (15.24mft approx)



Garden is to the side of the house, lawned area, patio to rear, pathway to front and to rear leading to garage, flower beds, fenced to boundaries, raised patio area with wrought iron balustrading adjoining the lounge with steps down to garden.

Detached Double Garage

Two up and over doors, light and power, water tap, door to garden, pitched roof storage area.

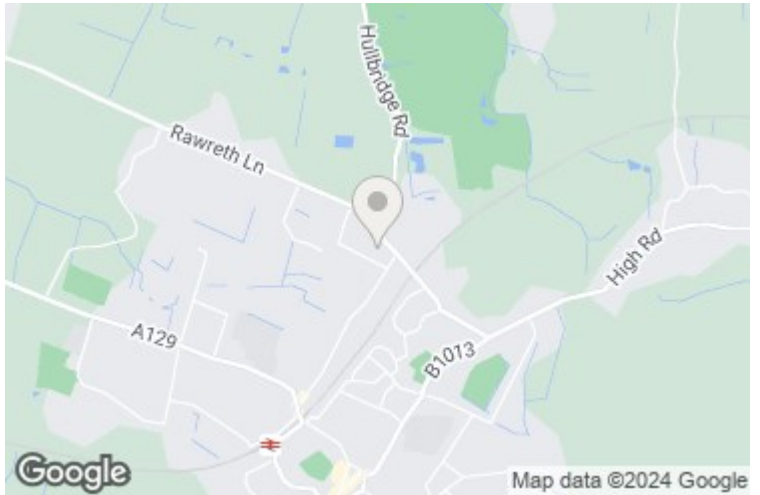
Front Garden

Parking in front of garage for two cars, low maintenance flower bed.

Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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	





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TOTAL FLOOR AREA: 1487 sq.ft. (138.1 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.
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