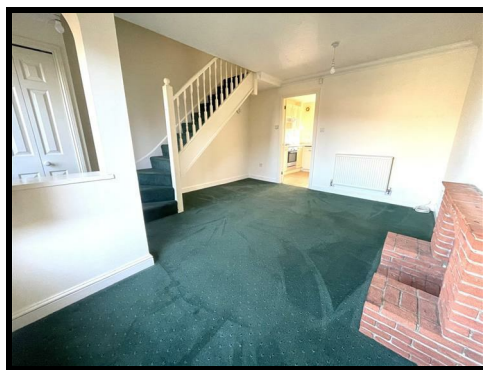


COUNTRYSIDE

ESTATES



99 Langham Drive, Rayleigh, SS6 9TA

£1,400

Offered TO LET is this two bedroom terrace house set within a popular Rayleigh location close to the local schools and a short distance to Rayleigh train station and amenities. The property comprises of a lounge, kitchen with dining area, two bedrooms, and three piece bathroom suite. Externally there is a large rear garden, plus off street parking to the front. Available from November!

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Lounge 14'5 x 12'9 /
Spacious living area with double glazed entrance door, stairs to first floor accommodation, double glazed window to front aspect, coved and plastered ceiling, feature fireplace, power points, fitted carpet.

Kitchen/Diner 12'8 x 8'8 /
Fitted range of eye and base level units with roll top work surface over, inset stainless steel single drainer sink unit, inset four ring gas hob with extractor fan over, integrated oven, wall mounted modern boiler, tiled walls, power points, radiator, double glazed window and door leading to the rear garden,.

Bedroom One 12'8 x 10' /
Double glazed window to front aspect, radiator, fitted carpet, fitted wardrobes with sliding mirrored doors, power points.

Bedroom Two 11'1 x 6'2 /
Double glazed window to rear aspect, radiator, power points, fitted carpet.

Bathroom /
A white suite comprising of panelled bath with hand held shower attachment, pedestal wash hand basin, low level w/c, part tiled walls.

Rear Garden /
A large rear garden with patio area, fenced boundaries, established tree and plant borders.

Off Street Parking /
Block paved driveway providing off street parking.

Close To Rayleigh Mainline Station & Bus Routes /

Full Referencing Required / EPC Band C / Council Tax Band C /
Available From November /

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



205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143