



- SOUTH WEST FACING REAR GARDEN
- SPACIOUS LOUNGE/DINER
- WELL FITTED KITCHEN
- OFF STREET PARKING

45 Rayleigh Road, Leigh-on-Sea, SS9 5UU

£375,000

With a SOUTH WEST FACING rear garden and OFF STREET PARKING is this SEMI DETACHED FAMILY HOME well located for local schools, shops and within walking distance of David Lloyd Leisure Centre. There is a good size Lounge Diner open plan to the well fitted kitchen. Utility room. Well fitted bathroom with shower and bath and a good size garden with outside kitchen.



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed panel leads to the entrance hall. Double glazed obscure window to the front. Porthole style stained glass window to the side. Radiator. Wood effect flooring. Stairs lead to the first floor. Door leads to the utility room.

LOUNGE/DINER

Double glazed bay window to the front. Double radiator. Coving. Archway leads to the dining area from the Lounge. Double radiator. Coving. Wood effect flooring. Double glazed french doors lead to the rear garden. Open plan to the:-

KITCHEN

Well fitted with a range of blue units with contrasting work surfaces over. Ceramic hob with an extractor cooker hood above. Built in oven. Integrated slimline dishwasher. One and a half bowl single drainer sink unit with a mixer tap over. Double glazed window to the side. Wood effect flooring.

UTILITY ROOM

Space for a washing machine and tumble dryer. Sink unit with a mixer tap inset into a recess.

LANDING

Double glazed window to the side. Bulkhead storage cupboard.

BEDROOM ONE

Double glazed bay window to the front aspect. Radiator. Coving. Wood effect flooring.

BEDROOM TWO





Double glazed window to the rear. Radiator. Coving.

BEDROOM THREE

Double glazed window to the front. Radiator. Coving.

BATHROOM

With a 4 piece suite comprising a low level wc with a concealed cistern, vanity hand wash basin with cupboards under and an adjacent storage unit. Panelled bath with a mixer tap and pop up waste. Separate shower cubicle with a display recess. Inset ceiling spotlights. Double glazed obscure window to the rear. Heated towel rail. Wood effect flooring.

OFF STREET PARKING

To the front of the property. Shared driveway leads to the rear garden.

REAR GARDEN

This good size rear garden starts with a large decked area incorporating an outside covered kitchen. Laid to lawn. Garden shed. Screen fencing. Side access to the front.

GENERAL

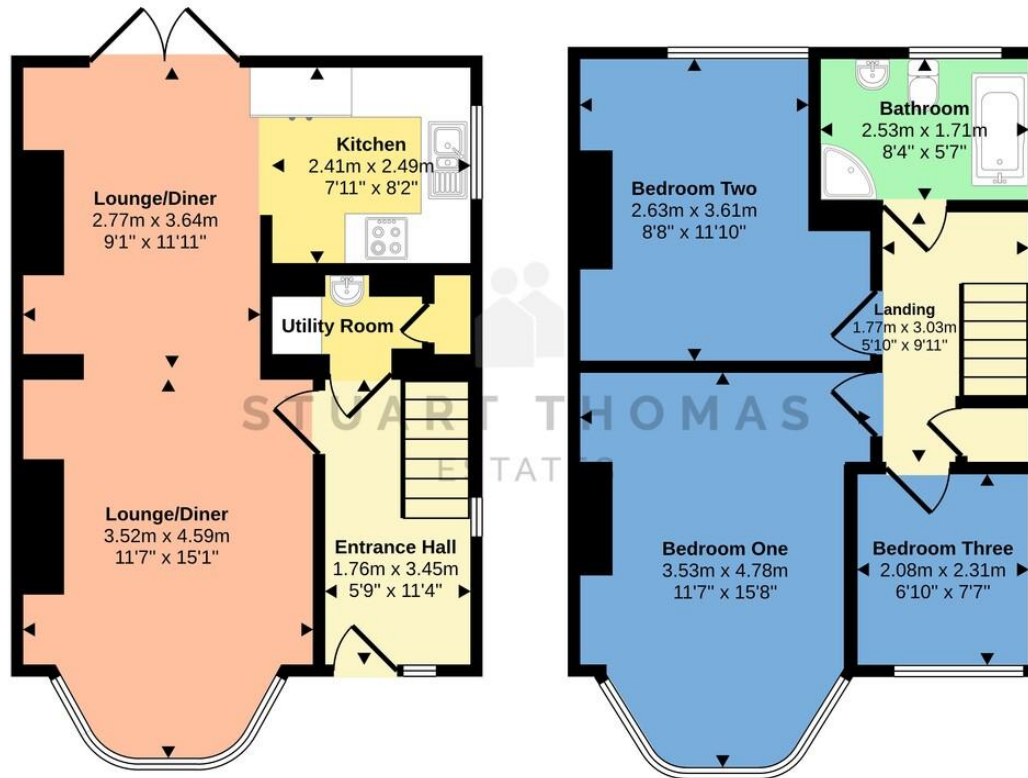
Tenure Freehold

Southend on Sea City Council

Council Tax Band C



Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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