



Disclaimer

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and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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RAYFIELD CLOSE, BARNSTON
OFFERS OVER £375,000



RAYFIELD CLOSE BARNSTON

Situated on a quiet cul-de-sac in the popular village of Barnston is this extended three bedroom semi-detached family home finished to a high standard. The accommodation on the ground floor comprises:- entrance hall, lounge and an open plan kitchen/dining/family room. On the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden, single garage and driveway parking for various vehicles.





- **Three Bedrooms Semi-Detached Family Home**
- **Open Plan Kitchen/Dining/Family Room**
- **Living Room**
- **Family Bathroom**
- **Private Rear Garden**
- **Driveway Parking For Multiple Vehicles**
- **Single Garage**
- **Desirbale Village**
- **Easy Access To A120, M11 & Stansted Airport**
- **Great Public Transport Links**

Entrance Hall

Entered via partly glazed front door, wood effect laminate flooring, ceiling mounted light fitting, telephone point, wall mounted fuse box, under stairs storage cupboard, various power points, T.V point, stairs rising to first floor landing, doors leading to:-

Living Room

1266'8" x 1066'8" (386.08 x 325.12)
12' 8" x 10' 8" (3.86m x 3.25m) Window to front aspect, carpeted flooring, telephone point, T.V point, radiator, various power points, ceiling mounted light fitting, double doors leading to:-

Kitchen/Dining/Family Room

1925'0" x 1708'4" (586.74 x 520.7)
19' 3" x 17' 1" (5.87m x 5.21m) Two sets of French Doors leading to rear aspect leading to rear garden, wood effect laminate flooring,

T.V point, telephone point, various power points, inset spotlights, fitted with a range of eye and base level units with working surface over, integrated oven, integrated grill, four ring electric hob with extractor fan over, space for fridge freezer, space for washing machine, integrated dishwasher, central island with storage below, cupboard enclosed wall mounted boiler, two radiators.

First Floor Landing

Window to side aspect, carpeted flooring, access to loft, power point, ceiling mounted light fitting, doors leading to:-

Master Bedroom

1125'0" x 1050'0" (342.9 x 320.04)
11' 3" x 10' 6" (3.43m x 3.20m) Window to rear aspect, various power points, ceiling mounted light fitting, T.V point, radiator, carpeted flooring.





Bedroom Two

1308'4" x 1033'4" (398.78 x 314.96)
13' 1" x 10' 4" (3.99m x 3.15m) Window to front aspect, radiator, T.V point, various power points, ceiling mounted light fitting, carpeted flooring.

Bedroom Three

641'8" x 1016'8" (195.58 x 309.88)
6' 5" x 10' 2" (1.96m x 3.10m) Window to front aspect, over stairs storage cupboard, ceiling mounted light fitting, radiator, various power points.

Family Bathroom

Opaque window to rear aspect, fitted with a three piece white suite comprising panel enclosed bath with mixer taps over and shower attachment with glass enclosure, wash hand basin with vanity unit and mixer taps over, low level W.C, wall mounted heated towel rail,

extractor fan, partly tiled walls, fully tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a patio area directly out the French Doors of the kitchen and is enclosed by timber fencing. A gate provides access to the single garage and driveway parking.

Driveway Parking

Suitable for various vehicles.

Garage

With up and over door.

