



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Warwick Close, Rayleigh



**Morgan Brookes believe** - Located in a popular area of Rayleigh close to local amenities & Town Centre, this three-bedroom semi-detached bungalow offers a spacious kitchen/breakfast room, 20ft living/dining room, good size rear garden, off street parking, garage & being offered with no onward chain.

**Our Sellers love** - How much space the home has to offer & being located in a quiet cul-de-sac location within easy reach of local amenities.

### Key Features

- GUIDE PRICE £450,000 - £475,000
- 18' Kitchen/Breakfast Room.
- 20' Living Room.
- Good Size Unoverlooked West Backing Garden.
- Gated Off Street Parking & Garage.
- Popular Location.
- No Onward Chain.
- Close Proximity To Local Amenities.
- Cul-De-Sac Location.

**Guide Price £450,000 -  
£475,000**

# Warwick Close, Rayleigh

## Entrance

Obscure double glazed panelled door to:

## Entrance Porch

**3' 3" x 2' 11" (0.99m x 0.89m)**

Carpet flooring, wood panelled door to:

## Hallway

**17' 1" nt 3'5" x 8' 7" nt 3'1" (5.20m nt 1.04m x 2.61m nt 0.93m)**

Radiator, smooth ceiling incorporating loft access, meter cupboard, carpet flooring, doors to:

## Living / Dining Room

**20' 0" x 12' 4" (6.09m x 3.76m)**

Double glazed window to front aspect, two radiators, coving to smooth ceiling, carpet flooring.

## Kitchen / Breakfast Room

**18' 4" x 12' 5" nt 9'1" (5.58m x 3.78m nt 2.76m)**

Double glazed panelled door to rear garden, fitted with a range of base & wall mounted units, roll edge work surfaces incorporating sink & drainer unit with mixer tap, space & plumbing for appliances, complimentary mirrored & tiled splash backs, coving to smooth ceiling, tiled flooring.

## Bedroom 1

**14' 0" x 12' 0" (4.26m x 3.65m)**

Double glazed bay window to front aspect, radiator, smooth ceiling, carpet flooring.

## Bedroom 2

**12' 9" x 8' 7" (3.88m x 2.61m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

## Bedroom 3

**10' 6" x 8' 7" (3.20m x 2.61m)**

Double glazed window to side aspect, radiator, coving to smooth ceiling, carpet flooring.

## Shower Room

**9' 6" x 5' 8" (2.89m x 1.73m)**

Obscure double glazed window to rear aspect, double shower cubicle, fitted hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling, tiled flooring.

## Rear Garden

Paved entertainment area to the immediate rear of the property, the remainder being laid to lawn with mature flower & shrub borders. Shed (to remain), door to:

## Garage

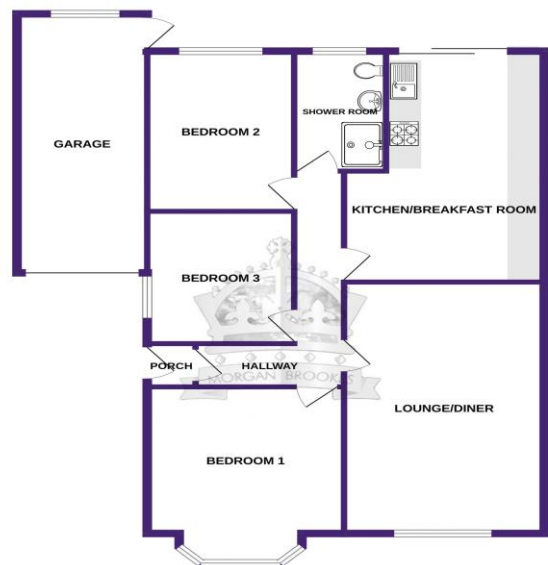
**20' 6" x 8' 0" (6.24m x 2.44m)**

Up & over door, power & light connected, obscure double glazed panelled door leading to rear garden.

## Front Of Property

Block paved driveway offering off street parking to front & side leading to garage, the remainder being laid to lawn with trees to front boarder.

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.

**Local Authority Information**  
**Rochford District Council**  
**Council Tax Band: D**

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**Guide Price £450,000**  
**- £475,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.