

Philbrick Crescent | | Rayleigh | SS6 9HQ

Guide Price £400,000 - £425,000

bear Estate Agents

* GUIDE PRICE £400,000 - £425,000 * NO ONWARD CHAIN * OFF-STREET PARKING * BEAUTIFULLY KEPT REAR GARDEN * BRIGHT INTERIOR * Bear Estate Agents are pleased to welcome to the market this appealing semi-detached bungalow that offers comfortable, well-proportioned accommodation, with off-street parking and convenient side access. Inside, a bright and spacious lounge provides a welcoming place to relax, while three generous bedrooms offer plenty of room for family, guests or a home office.

The three spacious bedrooms give the property a flexible layout to suit a range of needs and there is a three-piece shower room.

Outside, the beautifully kept landscaped garden offers a lovely space to relax, with a garden shed tucked away at the rear. The property is also within walking distance of Rayleigh Station and the High Street's amenities and restaurants, making it a convenient and well-connected home! Viewings are available now.

- NO ONWARD CHAIN
- Off street parking
- Beautifully kept rear garden
- Three bedrooms
- Spacious lounge
- Side access
- Close to Rayleigh station
- Close to local amenities
- Semi detached bungalow

Frontage
Block paved driveway for multiple vehicles to front. Further access to rear garden via side gate.

Hallway
Ceiling mounted light fitting, wall mounted radiator, loft hatch and wooden flooring throughout. Access to all bedrooms and shower room.

Kitchen/Dining Area
23'3 x 11'3 (7.09m x 3.43m)
Spotlights with ceiling mounted light fitting to dining area, wall-mounted radiator, sliding doors to rear garden and wooden flooring throughout. Range of wall and floor-mounted units, including integrated double oven with separate induction hob and extractor fan overhead, stainless steel sink unit with space for dishwasher, washing machine and undercounter fridge. Door to rear garden.



















Bedroom One
11'11 x 11'5 (3.63m x 3.48m)
Ceiling mounted light fitting, bay window to front, with additional window to side, wall-mounted radiator and wooden flooring throughout.

Bedroom Two
10'9 x 11'2 (3.28m x 3.40m)
Ceiling mounted light fitting, double window to front, wall mounted radiator and wooden flooring throughout.

Bedroom Three
9'10 x 8'11 (3.00m x 2.72m)
Ceiling mounted light fitting, double window to side, wall mounted radiator and wooden flooring throughout.

Shower Room
9'0 x 7'0 (2.74m x 2.13m)
Spotlights, few obscured windows to side, heated towel rail, walk-in shower unit, wash hand basin with fitted storage, low-level WC, part tiled walls and tiled flooring.

Wooden Cabin
12'1 x 8'9 (3.68m x 2.67m)
Ceiling mounted light fitting, windows. Fitted with lighting internet, phone line and power.

Rear Garden
Newly laid tiled patio further leads to steps and ramp either side towards raised wooden decking area. Wooden cabin and additional cabin storage to decking area. Circa 45 foot rear garden.







GROUND FLOOR



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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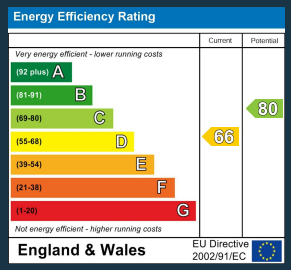

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