



- ACCESS TO RAYLEIGH HIGH STREET
- OFF ROAD PARKING
- CLOSE TO TRAIN STATION
- SPACIOUS LOUNGE

## 70 Kestrel Grove, Rayleigh, SS6 9TS

\*\*\*£350,000 - £375,000\*\*\*

An attractive red-brick end-of-terrace home, pleasantly set back from the road and featuring a storm porch, established climbing greenery and a private driveway providing off-street parking. Gated side access leads to the rear garden.

Situated in a popular residential area of Rayleigh, the property is conveniently positioned for local shops, well-regarded schools and bus routes. Rayleigh High Street and mainline railway station, providing direct services to London Liverpool Street, are also within easy reach, along with convenient access to the A127.

Guide Price £350,000



## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Welcoming entrance hall with a radiator, a useful built-in cupboard providing generous storage.

### CLOAKROOM

Stylish cloakroom comprising a low-level WC and wash hand basin set within a vanity unit, complemented by metro-style tiled splashbacks, patterned flooring, a radiator and contemporary décor.

### KITCHEN

Fitted with a range of cream shaker-style wall and base units, complemented by contrasting green work surfaces and matching splashbacks. Further features include a ceramic sink with drainer, freestanding cooker, space for a fridge freezer, plumbing for a washing machine and a wall-mounted boiler concealed within a fitted cupboard. Mosaic-tiled flooring, inset ceiling spotlights, a radiator and a double-glazed window to the front complete the room.

### LOUNGE

Spacious and well-presented lounge featuring wood-effect flooring, a modern fireplace, two radiators and ample room for a variety of furniture. Double-glazed sliding patio doors open into the conservatory and allow plenty of natural light, while the staircase rises to the first floor.





#### CONSERVATORY

Bright conservatory featuring wood-effect flooring, a radiator and ample space for a dining table and chairs. Double-glazed windows provide views over the rear garden, while sliding patio doors connect to the lounge and a glazed door opens directly outside.

#### LANDING

The landing is carpeted and features a radiator, with access to the loft via a fitted loft ladder.

#### BEDROOM ONE

Spacious and well-presented main bedroom featuring a range of fitted wardrobes, carpeted flooring and a radiator. Two double-glazed windows to the rear provide plenty of natural light and views over the garden, while a door gives access to the airing cupboard.

#### BEDROOM TWO

Bright and well-presented double bedroom featuring fitted wardrobes, carpeted flooring and a radiator. Two double-glazed windows to the front allow plenty of natural light, with additional space for a dressing table or home office area.

#### BATHROOM

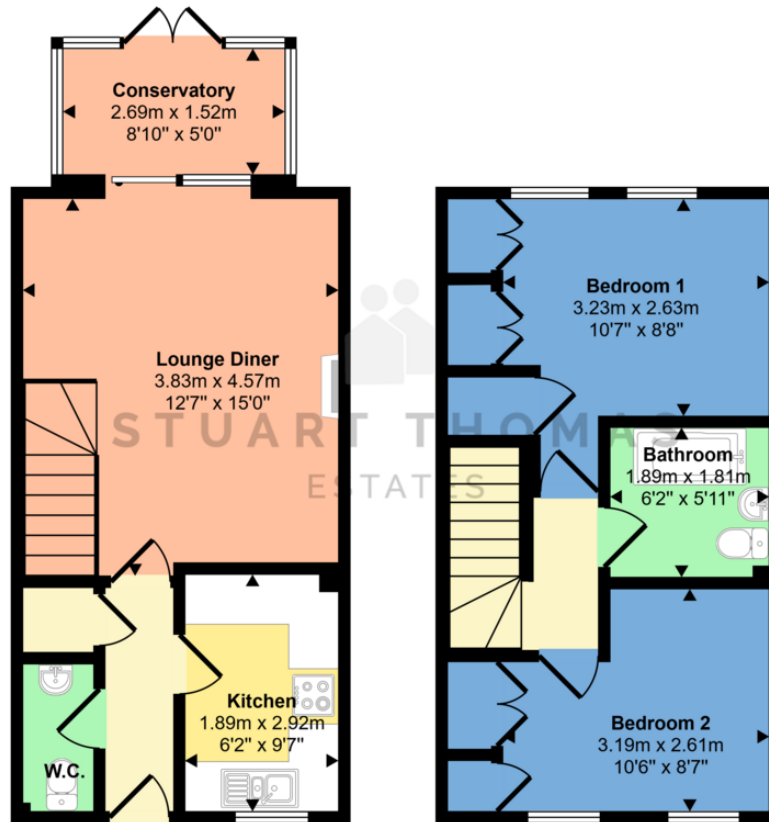
Modern bathroom comprising a panelled bath with an electric shower and glazed screen, pedestal wash basin and low-level WC. Complemented by tiled walls with mosaic detailing, tiled flooring, a heated towel rail, inset ceiling spotlights, wall-mounted mirror and an obscure double-glazed window to side.

#### GARDEN

The enclosed rear garden is mainly laid to lawn, with paved and decked seating areas, established trees and shrubs, raised borders and a timber storage shed. Gated side access leads to the front of the property.



Approx Gross Internal Area  
62 sq m / 671 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.

## FRONT GARDEN

The property is set back from the road with a private driveway providing off-street parking for two cars. Established climbing greenery frames the storm porch, with a small planted border and gated side access leading to the rear garden.

## AGENTS NOTES

Tenure Freehold

Council Tax Band C

Rochford District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements