



Hambro Hill | Rayleigh | SS6 8BW

Guide Price £375,000

**bear**  
Estate Agents

\*Guide Price £375,000 - £400,000\*

This delightful three-bedroom semi-detached home offers a perfect blend of comfort and potential. Upon entering, you are welcomed into a spacious lounge, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, providing a stylish space for culinary pursuits and family gatherings.

This property boasts three generously sized bedrooms, ensuring ample space for family living or accommodating guests.

This home has the potential to extend into the loft, subject to planning permission. This offers an exciting opportunity to create additional living space tailored to your needs, whether it be an extra bedroom, a home office, or a playroom.

Conveniently located, this residence is just a stone's throw away from local amenities and Rayleigh station, making it an ideal choice for commuters and families alike. The surrounding area is known for its friendly community and excellent schools, adding to the appeal of this lovely home.

This three-bedroom semi-detached house in Hambro Hill is a wonderful opportunity for those seeking a comfortable family home with the potential for future expansion. Don't miss your chance to make this property your own.

- Three Bedroom Semi Detached Home
- Potential To Extend Into The Loft STPP
- Spacious Lounge
- No Onward Chain
- Parking For Three Cars
- Modern Kitchen
- Close To Amenities

## Entrance Hall

7'5 x 3'5 (2.26m x 1.04m)

Entered via UPVC front door, wooden effect flooring throughout, doors leading carpeted stairs to 1st floor accommodation, doors leading to lounge and downstairs WC and bathroom.





## Living Area

15'5 x 12'10 (4.70m x 3.91m)

Double glazed bay windows facing the front aspect, wooden effect flooring throughout, power points, wall mounted radiator and feature fire place.

## Kitchen/Dinner

15'10 x 8'2 (4.83m x 2.49m)

Double glazed window facing the rear aspect, wall and base level units, mixer tap, tiled walls surround, extractor fan, space for washing machine, dishwasher and door leading into the conservatory.

## Conservatory

15'4 x 12'7 (4.67m x 3.84m)

Double glazed door leading to the rear aspect, wall mounted radiator and power points.

## Bathroom

5'4 x 5'2 (1.63m x 1.57m)

Double obscured window to rear, bath, wash hand basin with mixer tap and tiled walls throughout .

## WC

4'8 x 2'4 (1.42m x 0.71m)

Double glazed window facing the side aspect and dual flush WC.



## Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

Double glazed window to the front aspect, space for storage, wooden effect flooring throughout, power points and centre ceiling light.

## Bedroom Two

11'7 x 8'2 (3.53m x 2.49m)

Wall mounted radiator, space for storage, wooden effect flooring throughout, double glazed window facing the rear aspect.

## Bedroom Three

8'2 x 7'5 (2.49m x 2.26m)

Smooth ceiling with inset centre ceiling light, wall mounted radiator, wooden effect flooring throughout, double glazed window facing the rear.

## Garden

Mostly laid to lawn, mature shrubs and trees, side access, and access to the garage from the rear.

## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - C





GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

KITCHEN  
15'10" x 8'2"  
4.8m x 2.5m

LOUNGE  
15'5" x 12'10"  
4.7m x 3.9m

BATHROOM  
5'4" x 5'2"  
1.6m x 1.6m

ENTRANCE HALL

UP

CONSERVATORY  
15'4" x 12'7"  
4.7m x 3.8m

TORAGE

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

BEDROOM 3  
8'2" x 7'5"  
2.5m x 2.3m

BEDROOM 2  
11'7" x 8'2"  
3.5m x 2.5m

BEDROOM 1  
12'10" x 10'4"  
3.9m x 3.1m

TORAGE

LAWNGWN

TOTAL FLOOR AREA: 928 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate. The plan is to be taken as a guide only, and is subject to 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	84
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	55
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

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