



* GUIDE PRICE £450,000 - £475,000 * PARKING * GARAGE * SHORT WALK TO RAYLEIGH STATION * BACKS ONTO WOODLANDS * SECLUDED GARDEN * Bear Estate Agents are pleased to offer for sale this well-kept three-bedroom semi-detached home, located in a popular part of Rayleigh, within easy reach of Rayleigh Train Station, local shops and everyday amenities. Offering generous accommodation throughout, this property is well suited to families and commuters looking for a home in a convenient location.

To the front, there is off-street parking and a garage, while the rear features a well-maintained garden backing onto woodlands that provides a great space to enjoy with family and friends.

Inside, the ground floor offers a spacious lounge/diner, a separate fitted kitchen and the added benefit of a downstairs WC. Upstairs, there are three good-sized bedrooms and a family bathroom. Having been well cared for over the years, this home is ready for its next owners to move in and make it their own.

- Semi-detached house
- Downstairs WC
- Close to local amenities
- Garage
- Backing onto woodlands
- Spacious lounge
- Beautiful rear garden
- Short walk to Rayleigh station
- Off-street parking
- Built-in storage throughout

Kestrel Grove

Rayleigh

£450,000

Price Guide



Kestrel Grove



Frontage/Parking

Parking for one large vehicle on a concrete driveway with an additional space in the garage, fencing to front, shingle path leading to front door with planting and outside lighting.

Entrance Hall

Access to downstairs WC, carpeted staircase rising to first floor landing, radiator, skirting and wood effect flooring.

Lounge

13'7 x 12'3

Double glazed leadlight window to front aspect, cupboard under the stairs, large opening through the dining room, double radiator, skirting, wood effect flooring.

Kitchen

11'0 x 7'8

Window and door to rear aspect for garden access, shaker style kitchen units both wall mounted and base level comprising; integrated fridge/freezer, eye-level integrated Bosch oven, four ring burner gas hob with stainless steel splashback and extractor hood, stainless steel sink with drainer and chrome mixer tap, space for washing machine, granite affect worktops, tiled flooring.

Dining Room

11'3 x 7'7

UPVC double glazed sliding door for garden access, double radiator, skirting and wood effect laminate floor flooring.

Downstairs WC

Obscured leadlight window to side aspect, wall mounted wash basin with chrome taps and a

tiled splashback, WC, radiator, skirting and wood effect flooring.

Master bedroom

13'0 x 8'9

Double glazed leadlight window to front aspect, double radiator, skirting and carpet.

Bedroom Two

11'0 x 9'0

Double glazed window to rear aspect, radiator, skirting and carpet.

Bedroom Three

9'9 x 7'3

Double glazed window to rear aspect, built-in wardrobe, radiator, skirting and carpet.

Three-Piece Family Bathroom

6'6 x 6'3

Obscured window to rear aspect, bath with drencher head and secondary shower attachment, WC, floating vanity unit with washbasin and chrome mixer, extractor fan, skirting and wood effect lino flooring.

First Floor Landing

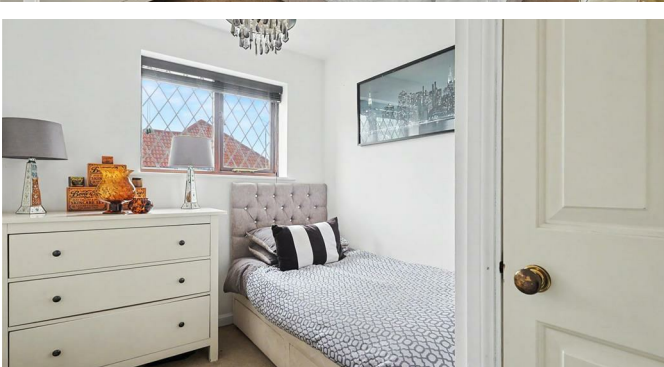
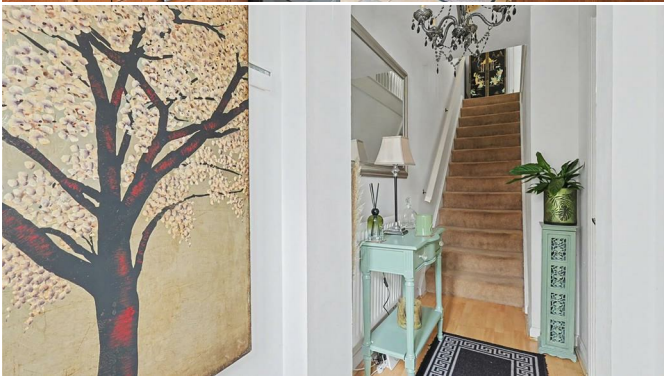
Airing cupboard, loft access, skirting, carpet and doors to all rooms.

Garden

L-shaped garden backed by woodlands. Garden commences with a secluded paved patio area with the remainder mostly laid to lawn with the most beautiful mature planting all around and fencing.

Garage

Single garage with an up and over front door and a tiled roof.



GROUND FLOOR

1ST FLOOR

WC

HALLWAY

UP

STORAGE

LOUNGE

DINING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

STORAGE

LANDING

DOWN

BATHROOM

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Homplan ©2020



Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			