



Rayleigh, Guide Price £425,000 - £450,000, Three Bed Semi-Detached

Well Presented Three Bedroom Family Home With Good Size Lounge/Dining Room.
Great Outdoor Cabin/Bar/Games Room, Large Raised Decking Leading to Feature Covered
BBQ Area. Planning Passed for Side Extension. Fully Boarded Loft, 4 Camera Security System.
Parking for Three Cars. Lots of Potential!

Council Tax Band: C EPC Rating: D Tenure: Leasehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 9DA

CORNER POSITION THREE BEDROOM WELL PRESENTED FAMILY HOME

EASY WALKING DISTANCE TO RAYLEIGH TRAIN STATION

CLOSE PROXIMITY TO SWEYNE PARK SCHOOL AND LOCAL AMENITIES

"PLANNING PASSED FOR SIDE EXTENSION"

FANTASTIC GARDEN ROOM / LARGE DECKED AREA
& VERY LARGE STORAGE SHED TO REAR

FULLY BOARDED LOFT WITH LADDER ACCESS, IDEAL FOR EXTRA STORAGE

FOUR CAMERA SECURITY SYSTEM FOR ADDED PEACE OF MIND

PURPOSE BUILT FEATURE COVERED BBQ AREA WITH POWER AND LIGHTING

"DUAL ASPECT" LARGE LOUNGE OPEN TO DINING AREA
WITH WINDOWS TO FRONT & REAR

MODERN FITTED BATHROOM

Energy Performance Rating: D

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only,
potential buyers are advised to re-check the measurements before committing
to any expense.

Rooms:

Entrance Hall with Natural Wood Flooring
10' 8" x 6' 0" (3.25m x 1.83m)

Dual Aspect Open Plan Lounge / Dining Room
with Windows to Front And Rear
22' 0" x 12' 6" (6.70m x 3.81m)

Modern Fitted Kitchen with Door to Rear Garden
11' 8" x 8' 10" (3.55m x 2.69m)

First Floor Landing

Bedroom One
12' 10" x 12' 2" (3.91m x 3.71m)

Bedroom Two
12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom Three
8' 8" x 7' 0" (2.64m x 2.13m)

Bathroom
7' 7" x 5' 6" (2.31m x 1.68m)

Rear Garden
with Patio Area then Laid-To Lawn & Large Shed to Rear

Cabin / Bar / Games Room
14' 7" x 11' 8" (4.44m x 3.55m)

Large Shed to Rear
20' (6.09m)

General Notes:

Heating: Via Gas Boiler and Radiators

Electricity: Mains Supply

Gas: Mains Supply

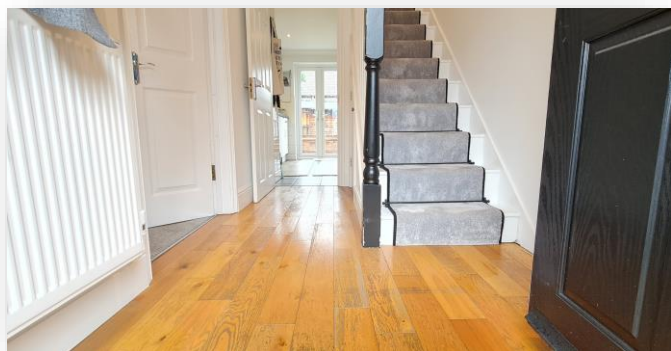
Sewerage: Mains Drainage

Water: Mains

Construction: Standard Brick Built

Mobile Connection: Good 4G & 5G Connections

Broadband: Standard to Ultrafast







THIS DRAWING IS A PRELIMINARY DESIGN AND NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES BEFORE COMMENCING ANY WORK. THE CLIENT MUST BE ADVISED THAT THIS DRAWING IS NOT A CONTRACT DOCUMENT AND DOES NOT REPRESENT A GUARANTEE OF ANY KIND. THE CLIENT MUST BE ADVISED THAT THE DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL LOSS OR DAMAGE, ARISING FROM THE USE OF THIS DRAWING. THE CLIENT MUST BE ADVISED THAT THE DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL LOSS OR DAMAGE, ARISING FROM THE USE OF THIS DRAWING.



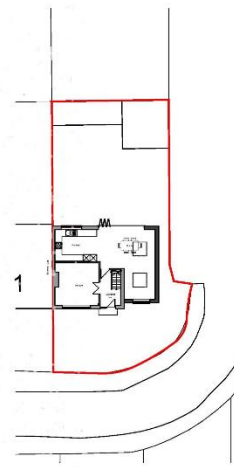
Proposed Front Elevation @ 1:100



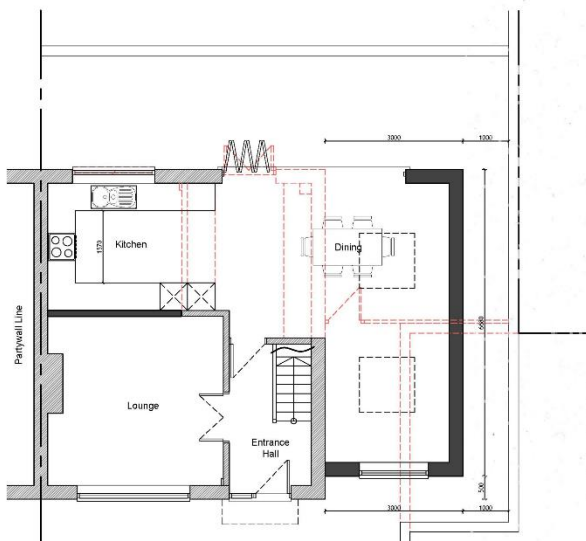
Proposed Side Elevation



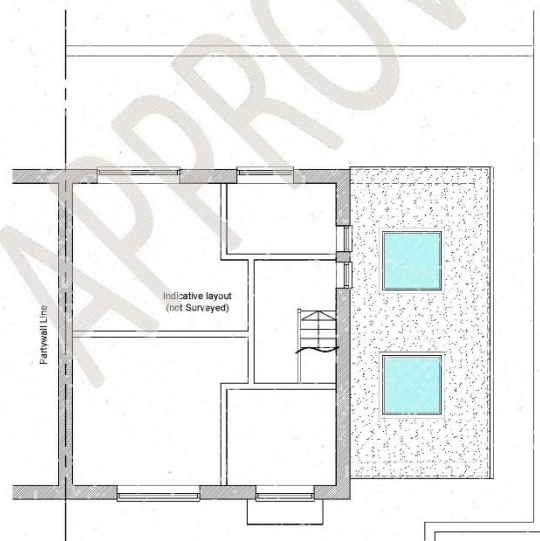
Proposed Side Elevation



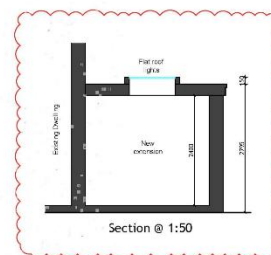
Proposed Block Plan @ 1:200



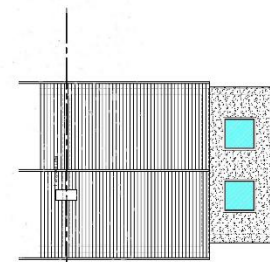
Proposed Ground Floor Plan @ 1:50



Proposed First Floor Plan @ 1:50



Section @ 1:50

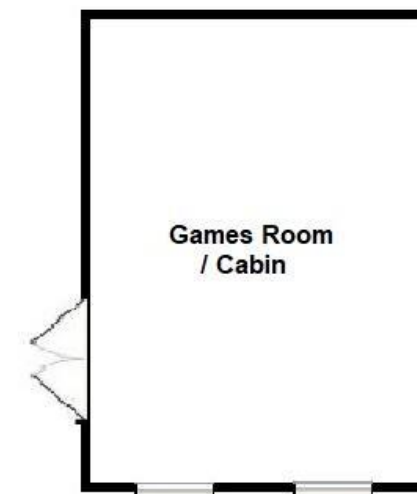
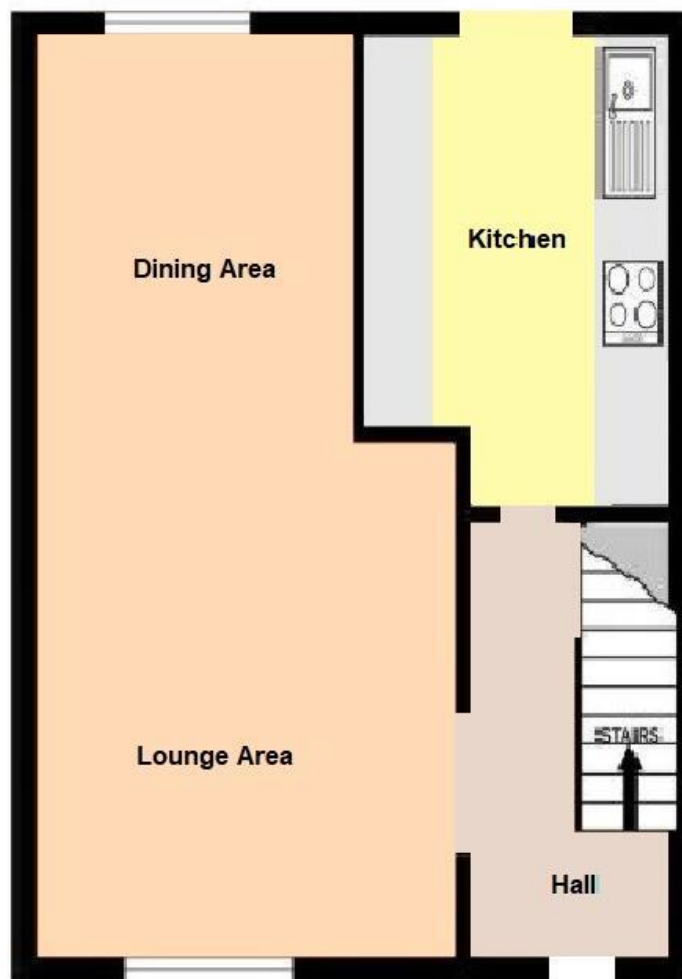


Proposed Roof Plan @ 1:100



Full-size PDF available from Agent.

#	Revised	Date
PLANNING		
Mr & Mrs L Gold		
3 Winmark Crescent Rayleigh Essex, SS6 9DA		
Proposed Floor Plans, Elevations and Block Plan		
Doc ID:	0390-02	Rev: A
Scale:	@A1	Drawn: KJL
		Date: 27-01-21



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