



Torquay Close | Rayleigh | SS6 9PH

Guide Price £390,000

**bear**  
*Estate Agents*

\*Guide Price £390,000 - £410,000\*

Bear Estate Agents are excited to welcome this charming two-bedroom semi-detached bungalow. It offers a delightful combination of comfort and convenience. The property features a spacious lounge that provides a warm and inviting atmosphere, perfect for both relaxing and entertaining. The lounge flows seamlessly into the conservatory, creating a bright and airy space that overlooks the beautiful, greenery-filled rear garden – ideal for enjoying peaceful mornings or summer evenings. The modernised kitchen adjoins this space, offering a contemporary design with practical functionality.

Both bedrooms are well-proportioned doubles, each benefiting from fitted storage to maximise space and comfort. Outside, the property enjoys off-street parking and convenient side access leading to the private rear garden, providing excellent practicality for everyday living.

Located in the desirable area of Rayleigh, the bungalow is within easy reach of local amenities, schools, and transport links, including Rayleigh Station.

In summary, this well-presented semi-detached bungalow presents an excellent opportunity for those seeking a peaceful yet well-connected home, with spacious interiors, modern features, and a beautiful garden that enhances both lifestyle and appeal.

- Semi Detached Bungalow
- Modernised Kitchen
- Side Access
- Garage
- Off Street Parking

### **Entrance Hall**

Access to all rooms, carpeted flooring throughout and wall mounted radiator.

### **Lounge**

23'6 x 10'0 (7.16m x 3.05m)  
Smooth ceilings with inset spotlights, power points, carpeted flooring, French doors leading to the conservatory and open access to the kitchen diner.





## Kitchen/Breakfast Room

10'10 x 9'9 (3.30m x 2.97m)

Smooth ceiling with inset spotlights, double glazed window to the side and rear, eye and base level units, integrated fridge freezer, integrated oven, electric hob with extractor fan above, sink with drainer board, wall mounted radiator, laminate flooring throughout and obscure double glazed door accessing the rear aspect.

## Conservatory

Double glazed windows surround, tiled flooring throughout and French doors accessing the rear garden.

## Bedroom One

15'0 x 10'7 (4.57m x 3.23m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, fitted wardrobe storage and carpeted flooring throughout.

## Bedroom Two

12'6 x 9'0 (3.81m x 2.74m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, fitted wardrobe storage and carpeted flooring throughout.

## Shower Room

Obscure double glazed window to the side aspect, corner shower unit, vanity sink unit with WC, tiled surrounds and tiled flooring.

## Garage

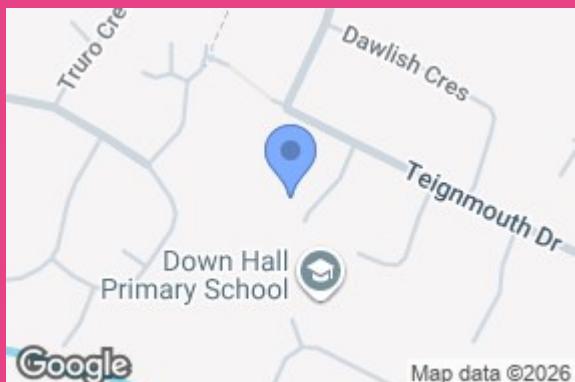
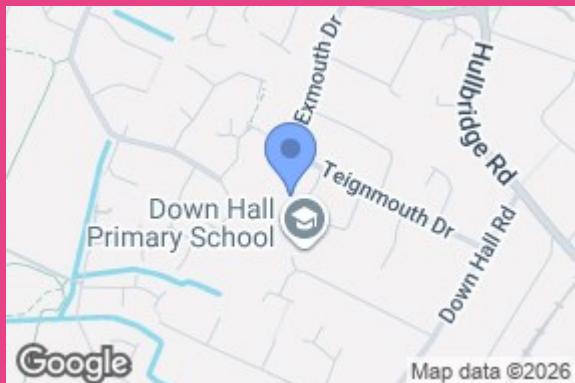
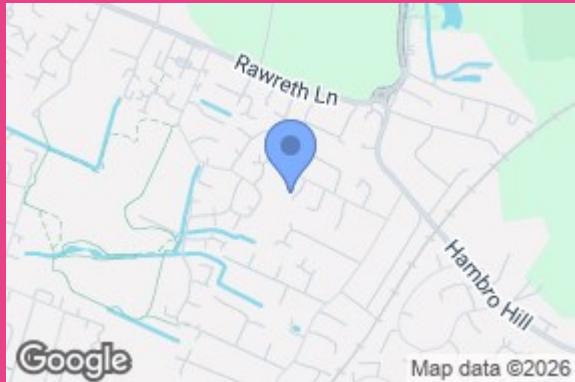
Approached from the road via a paved driveway, the property benefits from a detached garage with light and power connected, providing excellent storage or workshop potential. A convenient side door offers direct access to the rear garden, enhancing both practicality and ease of use.

## 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  
EPC ordered





GROUND FLOOR

CONSERVATORY

KITCHEN

LOUNGE

SHOWER ROOM

HALLWAY

BEDROOM ONE

BEDROOM TWO

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	81
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	68
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

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