

# COUNTRYSIDE

## ESTATES



**1 Leslie Gardens, Rayleigh, SS6 8SZ**

**Guide Price £450,000 Freehold**

AN IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE, located in a quiet cul de sac location within easy reach of a primary school and shops.

Enjoying a 60ft rear garden, long block paved driveway and garage that has been partially converted to create a very useful study/utility room, internal viewing is highly recommended.

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## Accommodation

Composite part glazed entrance door, leading through to:

### Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling, understairs storage cupboard, radiator and power points. Doors leading to:

**Open Plan Lounge/Dining Room 25'7" x 12'0" > 9'6" (7.80m x 3.66m > 2.90m)**

**Lounge 14'8 x x 12'1 (4.47m x x 3.68m)**



Upvc double glazed bay window to front aspect, laminate wood flooring, coved smooth plastered ceiling, feature brick fireplace, radiator, TV and power points. Open plan to:



**Dining Room 10'5 x 9'6 (3.18m x 2.90m )**



Upvc double glazed window and door to rear aspect, laminate wood flooring, coved smooth plastered ceiling, radiator and power points.

**Kitchen 10'5 x 8'5 (3.18m x 2.57m)**



Upvc double glazed window to rear aspect and door to side leading out to rear garden, laminate wood flooring, smooth plastered ceiling with inset spotlights, matt white fitted wall and base units with solid wood worktops and tiled splash backs, inset ceramic butler sink with stainless steel flexi tap, four ring gas hob with extractor fan over, electric fan oven, space for fridge freezer and washing machine. Power points.

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Bedroom One 12'6 x 10'10 (3.81m x 3.30m)



Utility/Study 7'9 x 7'7 (2.36m x 2.31m )



Upvc double glazed obscure window and door to garden, laminate wood flooring, smooth plastered ceiling, power points.

Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, reverse cycle air conditioning unit, radiator, TV and power points.



## Landing



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling with inset hatch providing access to loft, partially boarded. Doors leading to:

Bedroom Two 10'6 x 9'11 (3.20m x 3.02m )



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, reverse cycle air conditioning unit, radiator, TV and power points.

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**Bedroom Three 9'5 x 7'2 max (2.87m x 2.18m max)**



**Rear Garden 60' x 30' (18.29m x 9.14m )**



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, built-in storage cupboard, radiator and power points.



Mostly laid to lawn with gravelled area to rear and two garden sheds, external water tap and side access.

**Bathroom 8'0 x 5'6 (2.44m x 1.68m)**



Upvc double glazed obscure window to rear aspect, vinyl flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, bath with shower over and glass screen, close coupled W.C, chrome heated towel rail.



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**Garage 8'4 x 7'10 (2.54m x 2.39m)**  
Up and over garage door, lighting and power points.

**Front Garden**  
Low level hedge to front boundary, planted area and lawn, block paved pathway and driveway providing ample off street parking.

**Council Tax**  
Band D - Rochford Council

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 66                      | 85        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

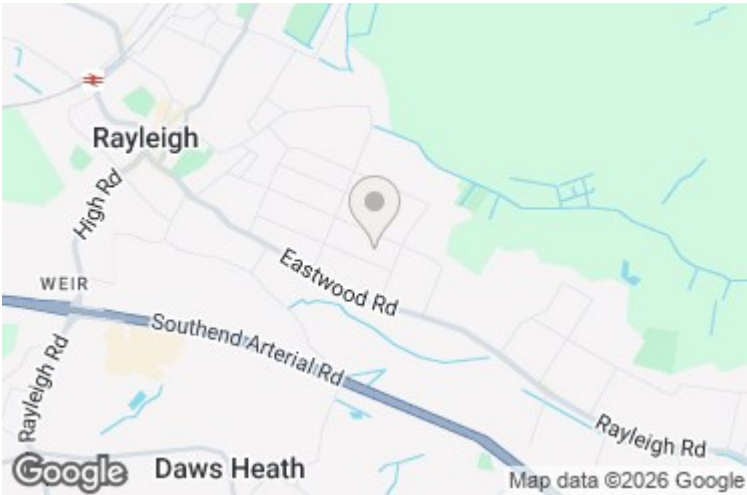




Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143