ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk

Rayleigh, £450,000, Three Bed Family Home

Renovated and Much Improved over the recent years, We are so happy to Show you this Beautiful Three Bed Family Home. We love this House, The Garden Areas, The Garden Room / Home Office, The Secret "Hot Tub Area" and we know that you will too. Visit on a Sunny Day and

You Won't Ever Want to Leave !

Council Tax Band: C **EPC Rating: TBC** **Tenure: Freehold**

ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Trinity Road, Essex, SS6 8QD

MODERNISED THREE BED COTTAGE WHICH HAS BEEN SUBSTANTIALLY RENOVATED & MUCH IMPROVED OVER RECENT YEARS

LOCATED AT THE TOP END OF RAYLEIGH CLOSE TO TOWN AND WALKING DISTANCE OF TRAIN STATION

STUNNING AND… WE MEAN STUNNING !

ROOM TO EXTEND IN ALL DIRECTIONS IF NEEDED ! (STPP)

FABULOUS GARDEN ROOM / HOME OFFICE & "SECRET HOT TUB AREA"

LITERALLY £1,000'S SPENT CREATING THIS WONDERFUL OUTSIDE SPACE

PARKING FOR 2-3 VEHICLES PLUS OPTION FOR "SIDE PARKING"

LUXURY BATHROOM WITH DOUBLE ENDED BATH AND SEP SHOWER

VISIT ON A SUNNY DAY AND YOU WON'T WANT TO LEAVE...

BOOK YOUR VIEWING NOW

Energy Performance Rating: TBC

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 Hallway with Stairs to First Floor
16' 0" x (4.87m)

Lounge to Front with Fitted Fireplace and Natural Wood Mantle
13' 3" x 12' 1" (4.04m x 3.68m)

Kitchen / Breakfast Room with Modern Fully Fitted Units & Fireplace
12' 1" x 12' (3.68m x 3.65m)

Utility Cupboard (Door From Kitchen) With Wall Mounted Boiler and Space for Appliance

Inner Hallway with Doors to Bathroom and Rear Garden
7' 7" x (2.31m)

Luxury Ground Floor Bathroom with Four Piece Suite, Sep Shower and Double Ended Bath
10' 3" x 7' (3.12m x 2.13m)

First Floor

Landing with "Space" for Additional En-Suite to Master or Sep WC

Master Bedroom with 13ft of Built-In Wardrobes...
15' 5" x 0' 0" (4.70m x 0.00m)
Great size Room with Space for Installing an En-Suite (if needed)

Bedroom Two with Double Glazed Window Overlooking Rear Garden
11' 9" x 0' 0" (3.58m x 0.00m)

Bedroom Three with Views over Rear Garden
9' 6" x 6' 3" (2.89m x 1.90m)

Beautifully Landscaped Rear and Side Gardens with Luxury Modern Fully Adjustable Pergola (negotiable)

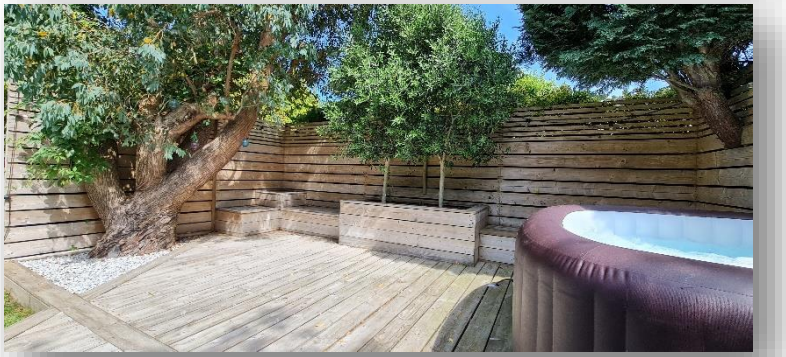
Garden Room / Home Office. Fully Insulated, Power & Lighting.
14' 0" x 9' 3" (4.26m x 2.82m)

So many uses for this Building, Home Office, Garden Room, Therapy Room, Annexe... You Choose !

Front Driveway with Space for 2-3 Vehicles.

Possible to extend Parking to side as there is at least 8ft width to side.

Or Even Extend the Property (STPP)



Ground Floor
Bathroom
Cupboard
Kitchen /
Dining
Lounge
Hall
First Floor
Bed Three
Bed Two
Bed One
Home Office