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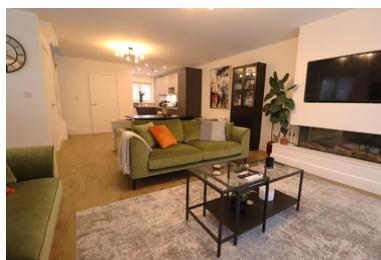
[www.elliottandsmith.co.uk](http://www.elliottandsmith.co.uk)

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW



## Andrewes Way, Rayleigh

**£1,950 pcm**

STUNNING 2 YEAR OLD PROPERTY TO LET - AVAILABLE MARCH 2025. Offering a LANDSCAPED SOUTH FACING GARDEN, stunning open plan ground floor accommodation, GROUND FLOOR WC, master bedroom with EN-SUITE SHOWER ROOM, 2 additional generous bedrooms and family bathroom. Minimum earnings required £58,500 pa.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- ALLOCATED PARKING
- SOUTH FACING LANDSCAPED GARDEN
- GROUND FLOOR WC
- FURNISHINGS AVAILABLE TO PURCHASE

## ENTRANCE HALL

7' 2" x 4' 7" (2.18m x 1.40m)

## GROUND FLOOR WC

7' 2" x 4' 9" (2.18m x 1.45m)

## THROUGH LOUNGE DINER

24' 4" max x 16' 5" (7.42m x 5.00m) DOUBLE GLAZED DOORS  
OPENING TO SOUTH FACING GARDEN. BUILT IN UNDER-STAIRS  
STORAGE CUPBOARD.

## OPEN PLAN KITCHEN AREA

12' 11" x 6' 5" (3.94m x 1.96m) INTEGRATED DISHWASHER,  
FRIDGE FREEZER, WASHING MACHINE, OVEN AND GAS HOB.

## FIRST FLOOR LANDING

## MASTER BEDROOM

10' 11" x 9' 10" plus door recess (3.33m x 3.00m) BUILT IN  
WARDROBES.

## EN-SUITE SHOWER ROOM

7' 1" x 5' 4" (2.16m x 1.63m)

## BEDROOM TWO

14' 5" x 8' 7" (4.39m x 2.62m)

## BEDROOM THREE

10' 8" x 7' 7" (3.25m x 2.31m)

## BATHROOM

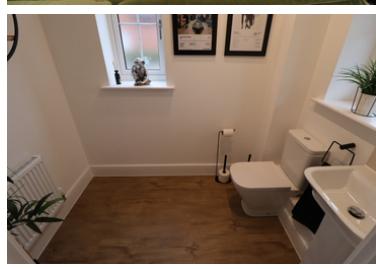
6' 11" x 6' 7" (2.11m x 2.01m)

## SOUTH FACING GARDEN

## 2 ALLOCATED PARKING SPACES PLUS ON ROAD PARKING

## COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL



GROUND FLOOR  
514 Sq ft. (47.8 Sq m) approx.

1ST FLOOR  
518 Sq ft. (48.2 Sq m) approx.



TOTAL FLOOR AREA: 1032 Sq ft (95.0 Sq m) approx.  
House with Garage 1050

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Elliott and Smith Partnership.

## DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.