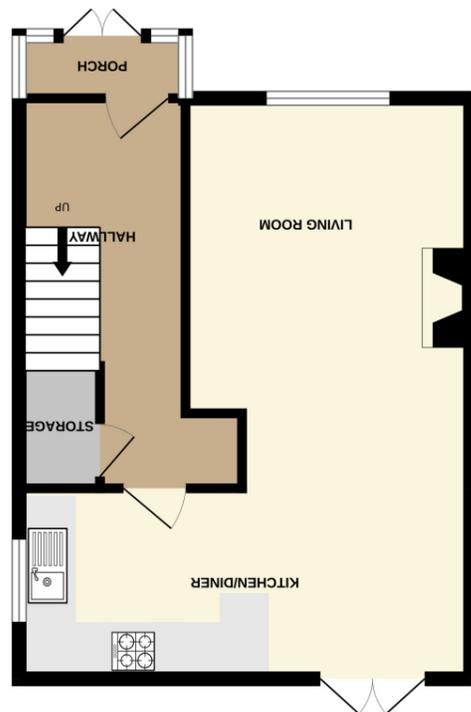
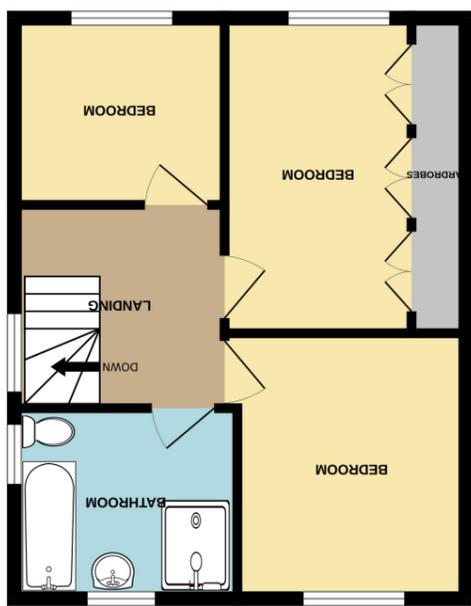


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
85	61

England, Scotland & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A (92+)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



TOTAL FLOOR AREA: 847 sq. ft. (78.7 sq. m.) approx.
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PROPERTY PARTICULARS

Elliott and Smith welcome and encourage you to view is this SUPERB, DETACHED, THREE-BED house. Excellently located, within a FEW MINUTES WALK TO THE TRAIN STATION, LOCAL SHOPS and EXCELLENT SCHOOL and LESS THAN 1 MILE TO RAYLEIGH HIGH STREET. The stunning property offers: Spacious Open-Plan Living/Kitchen/Dining; Modern 4-Piece Bath Suite; Garage to Rear with Off-Street Parking and Multi-Vehicle Driveway to front. Low-Maintenance and Private L-Shaped Rear Garden boasting Large Decked Al-Fresco Dining area. Immaculately presentation throughout, a move-in-ready property.

This is a great property which must be viewed. Do not miss out on this fantastic opportunity to make this your new home. Please contact us, available 7 days a week.

FRONTAGE

An attractive corner-plot property with part paved/part shingled, multi-vehicle, driveway to front. Shrubs to borders; Timber gated access to rear. Garage and driveway to rear of property.

PORCH

7' 1" x 2' 5" (2.16m x 0.74m) Double doors leading to porch area.

HALLWAY

14' 8" x 5' 7" (4.47m x 1.70m) Narrows to 2' 5" Light and bright hallway leading into the spacious open-plan kitchen/dining/living areas. Under-stairs storage; Stairs to upper level; Carpeted flooring; Radiator; Ceiling light fittings.



OPEN-PLAN L-SHAPED LIVING/KITCHEN/DINING

23' 2" x 17' 5" (7.06m x 5.31m) Narrows to 11' 5"

KITCHEN/DINING/LIVING: Contemporary wall and base units with ambient under-cabinet lighting. Ample work-top space; Plumbing for washing machine and dishwasher; Space for fridge/freezer; Integrated appliances include; Gas hob; Electric oven; Range hood. Bevelled ceramic tiled splash backs; Mixer tap to composite sink and drainer; Worktops providing a breakfast bar area. Ample space for your dining suite; Double French doors leading to rear garden; Oak timber flooring; Modern Cylinder radiators; Ceiling spot lights fittings; Vertical blinds. Spacious living area to front aspect.

BEDROOM ONE

10' 6" x 9' 2" (3.20m x 2.79m) Good sized double bedroom with; Carpeted flooring; Radiator; Ceiling light fittings; Vertical blinds.

BEDROOM TWO

12' 10" x 8' 1" (3.91m x 2.46m) Spacious double bedroom with: Built-in robes; Carpeted flooring; Ceiling light fittings; Radiator; Vertical blinds.

BEDROOM THREE

7' 6" x 7' 4" (2.29m x 2.24m) If a third bedroom is not required, this room will make an ideal home office. Carpeted flooring; Radiator; Ceiling light fittings; Vertical blinds.

BATHROOM

8' 2" x 7' 10" (2.49m x 2.39m) Luxury bathroom with four piece suite comprising of: Large walk-in shower with privacy glass sliding door; Wall-mounted shower; Basin to vanity unit; Mixer tap; Taps to panelled bath; WC; Wall-mounted towel radiator; Wall-mounted mirrored cabinet; Fully tiled walls and floor.

REAR GARDEN

Large decked al-fresco dining area to rear with inset ambient lighting; Lawn area to side of property; Fully fenced; Gated access to rear garage and driveway; Shed.

