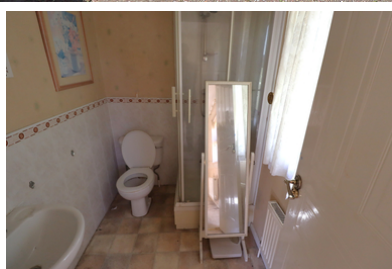


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61 Laburnum Way, , Rayleigh Offers In Excess of £400,000

IN NEED OF REFURBISHMENT IS THIS FANTASTIC DETACHED HOME - SOUTH FACING GARDEN, CONSERVATORY, GARAGE, EN-SUITE, GROUND FLOOR WC & TWO RECEPTION ROOMS! This property offers an opportunity to aspiring home owners who seek a project! The property is located in the ever POPULAR LABURNUM WAY, near to Road Links, Supermarket, Rayleigh Leisure Centre & local Parkland. No onward chain!

- DETACHED 3 BEDROOM FAMILY HOME
- IN NEED OF RENOVATION THROUGHOUT
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZED CONSERVATORY
- SOUTH FACING GARDEN

ENTRANCE

Via double glazed lead light entrance door into hallway.

HALLWAY

10' 8" x 5' 2" (3.25m x 1.57m) Smooth plastered coved ceiling, ceiling light point, wall mounted double banked panelled radiator. Stairs rising to first floor. Wall mounted electricity fuse box. Doors to all rooms.

GROUND FLOOR WC

5' 8" x 2' 11" (1.73m x 0.89m) Ceiling mounted extractor with ceiling light point. Wall mounted double banked panelled radiator. Suspended wash basin and close coupled WC. Tiled flooring.

LIVING ROOM

16' 9" x 10' 8" (5.11m x 3.25m) Three UPVC double glazed windows to front and side aspect. Coved ceiling with two ceiling light points. Two wall mounted panelled radiators. Centred marble fireplace.

DINING ROOM

8' 4" x 9' 6" (2.54m x 2.90m) UPVC double glazed window to rear. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator.

KITCHEN

16' 8" maximum - narrowing to 9' 0" x maximum width of 10' 6". UPVC double glazed windows to side and rear aspects. Smooth plastered ceiling with two ceiling light points. Wall mounted double banked panelled radiator. Tiled flooring throughout. Door to conservatory.

CONSERVATORY

13' 5" x 6' 10" (4.09m x 2.08m) UPVC double glazed pitched roof conservatory with ceiling light fan. Double glazed windows and double glazed patio doors to garden.

FIRST FLOOR LANDING

Via return staircase. UPVC obscure double glazed window to side aspect. Pull down loft hatch. Two ceiling light points. Wall mounted panelled radiator.

BEDROOM ONE

11' 9" to the bedroom wardrobes x 9' 11" (3.58m x 3.02m) Dual aspect UPVC double glazed windows to front & side. Smooth plastered ceiling. Wall mounted double banked panelled radiator. Built in wardrobes with mirror fronted wardrobe doors. Doors to ensuite shower room.

ENSUITE

6' 7" x 4' 11" (2.01m x 1.50m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting, ceiling vented extractor. Wall mounted panelled radiator. Corner shower unit with thermostatic mixer shower inset. Close coupled WC, pedestal wash basin.

BEDROOM TWO

10' 5" narrows to 8' 2" x 9' 1". UPVC double glazed window to side aspect. Smooth plastered ceiling. Wall mounted panelled radiator.

BEDROOM THREE

8' 7" x 9' 9" (2.62m x 2.97m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Built in wardrobe. Wall mounted panelled radiator.

BATHROOM

Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Ceiling vented extractor. Suite comprises of a panelled bath with thermostatic mixer shower over. Concealed cistern WC and pedestal wash basin.

GARDEN

South facing garden commences with a block paved patio area, remainder mainly lawn and an array of mature shrubs, trees and bushes to borders. Timber fenced boundaries and rear access to garage.

GARAGE

17' 3" x 9' 3" (5.26m x 2.82m) Up & over door from front. Courtesy door to garden. Power & lighting connected. Pitched roof with additional overhead storage.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

