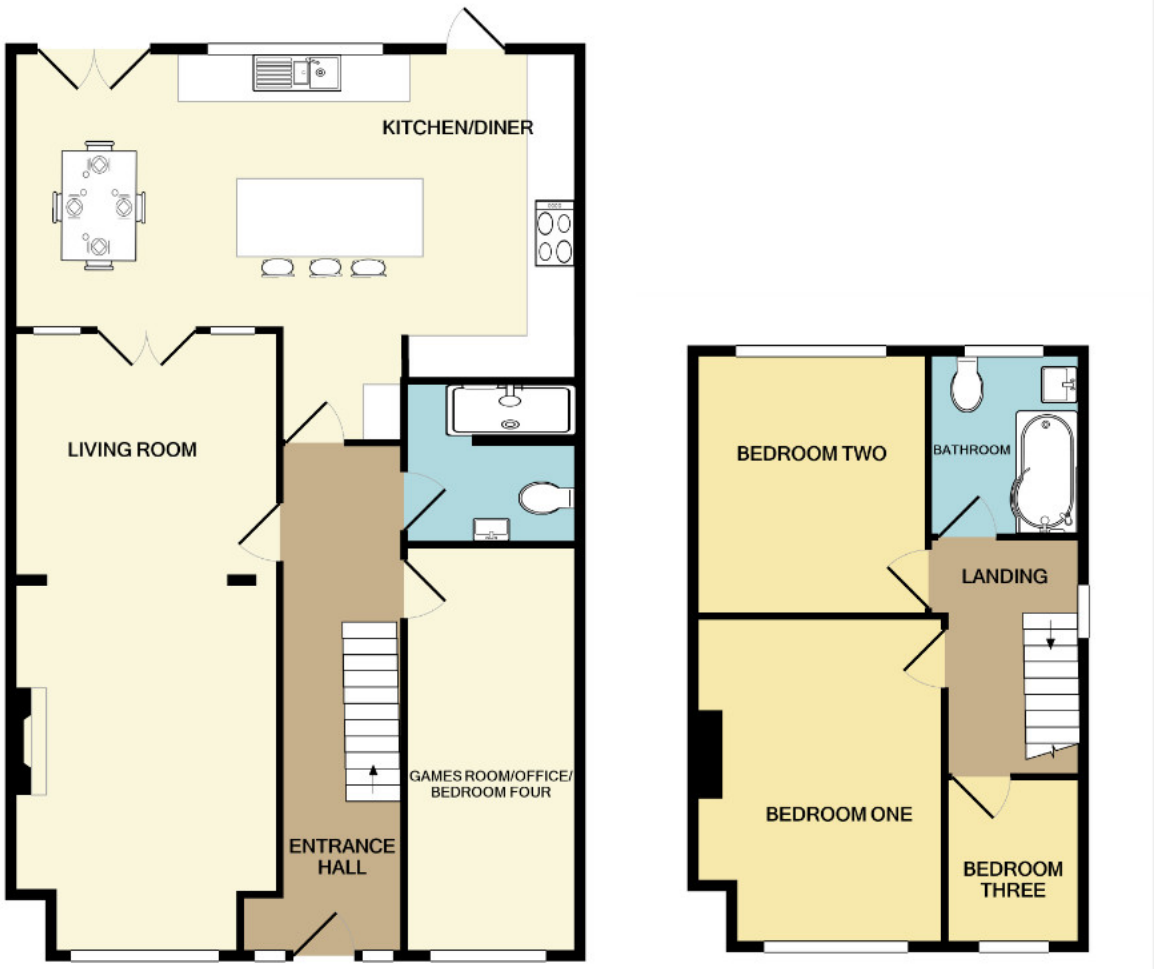
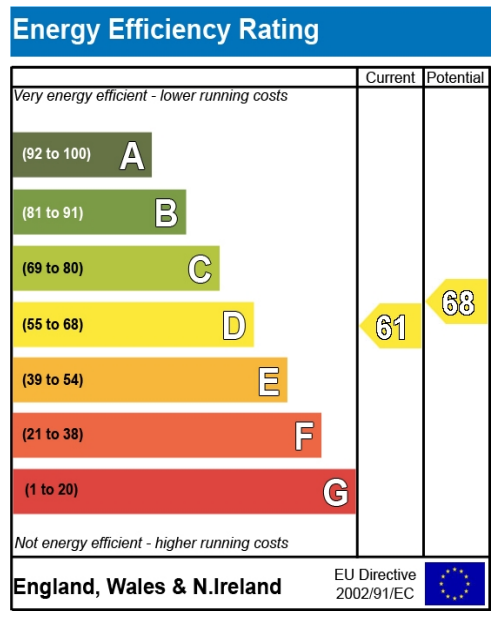
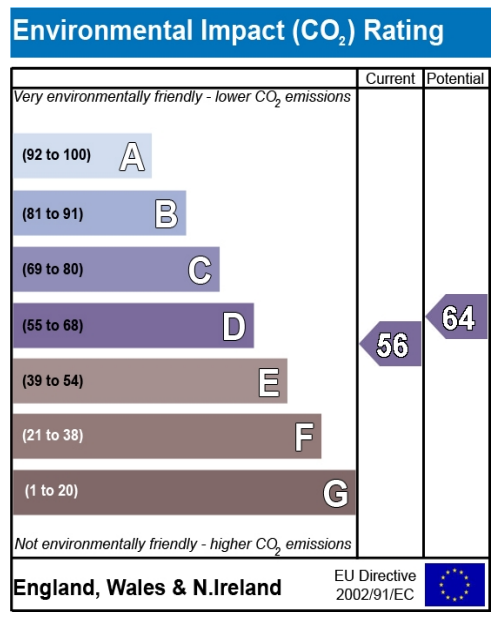
156 London Road | Rayleigh | Essex | SS6 9DT

£425,000







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.

SPACIOUS ENTRANCE

Accessed via UPVC double glazed front door with UPVC double glazed leaded light obscured window panels inset. Additional window panels to either side of door. Immediate storage area perfect for coat & shoe storage with light overhead.

ENTRANCE HALL

Wood effect laminate flooring. Power points. Security alarm panel. Radiator. Smooth plastered ceiling with inset spotlights. Storage cupboard housing stopcock and plenty of storage space. Additional deep built in understairs storage cupboard for coats and additional storage. Doors to accommodation:-

RECEPTION ROOM/BEDROOM FOUR

18' 1" x 7' 5" (5.51m x 2.26m) UPVC double glazed window to front aspect. Radiator. Wood effect laminate flooring. Smooth plastered ceiling with inset spotlights. Picture rail. Power points. Telephone & aerial point.

SPACIOUS LIVING ROOM

27' 7" x 11' 1" (8.41m x 3.38m) UPVC double glazed windows to front aspect. Two radiators. Carpet to flooring. Smooth plastered high ceiling with inset spotlights. Stunning cast iron multi-fuel stove burner suitable for wood or coal sitting on a slate hearth. Attractive wooden mantelpiece over. Two alcoves either side perfect for additional storage and entertainment systems. Power points. Telephone point. Aerial & sky point. Double doors opening up to kitchen/diner.

EXTENDED OPEN PLAN KITCHEN/DINER

24' 3" x 15' 7" (7.39m x 4.75m) (MAX) Stunning open plan kitchen/diner commencing with a range of fitted units to both eye & base level. Eye level units come with under lighting. Roll top work surfaces. Integrated 'Neff' double oven plus integrated 'Neff' induction hob with extractor hood over. Space & plumbing for dishwasher, washing machine and free standing fridge/freezer. One and a half bowl sink & drainer unit with stainless steel mixer taps. Tiled splash backs. Central Island with Breakfast bar and seating under to one side and to the other side a range of drawers and cupboards. Underfloor heating controlled by a temperature control panel. Power points. Smooth plastered high ceiling with inset spotlights. One eye level unit housing wall mounted 'Vaillant' combination boiler. UPVC double glazed window to rear aspect with additional UPVC double glazed door opening up to rear garden.
Opening to :- Dining area to far end of room. Ample space for large dining table & chairs. Smooth plastered high ceilings with inset spotlights. Power points. UPVC double glazed double doors also opening up to rear garden.

DOWNSTAIRS SHOWER ROOM

Luxury shower room suite comprising of a three piece white suite. Low level WC with concealed cistern and flush mechanism. Pedestal hand wash basin with stainless mixer taps and tiled splash backs. Large walk in shower enclosure with wall mounted Electric shower. Glass block dividing wall. Fully tiled floor and walls to shower enclosure. Part tiled walls to remainder. Under floor heating. Smooth plastered high ceiling with inset spotlights. Chrome heated towel rail. Large Sky light above. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

Carpet to flooring. Smooth plastered high ceiling with inset spotlights. UPVC double glazed obscured window to side aspect. Loft access leading up to a fully insulated and boarded loft via a pull-down ladder. Doors to accommodation:-

BEDROOM ONE

15' 3" x 11' 1" (4.65m x 3.38m) Large UPVC double glazed window to front aspect. Radiator. Carpet to flooring. Power points. Smooth plastered high ceilings with inset spotlights. Two alcoves perfect for floor to ceiling wardrobes. Ample space for King size bed.

BEDROOM TWO

11' 8" x 10' 4" (3.56m x 3.15m) UPVC double glazed windows to rear aspect overlooking rear garden. Carpet to flooring. Radiator. Power points. Aerial point. Smooth plastered high ceiling with inset spotlights. Ample space for King size bed and plenty of storage around.

BEDROOM THREE

7' 6" x 5' 6" (2.29m x 1.68m) Tall UPVC double glazed window to front aspect. Carpet to flooring. Smooth plastered high ceilings with inset spotlights. Power points. Radiator. Ample space for single bed and storage around.

FAMILY BATHROOM

Modern three piece suite comprising of low level WC with concealed cistern and flush mechanism. Pedestal hand wash basin with stainless steel mixer taps. P shaped panel enclosed bath with screened shower enclosure. Stainless steel mixer taps with shower attachment above. Tiled walls & floor. Shaver point. Radiator. Vanity wall mirror. Smooth plastered high ceilings with inset spotlights. Extractor fan. UPVC double glazed obscured window to rear aspect.

REAR GARDEN APPROX 70FT

Beautifully maintained rear garden measuring approximately 70' in length. Fairly private & secluded sizeable rear garden. Commencing with a block paved patio area. External tap. Security lighting. Leading out to a mainly laid to lawn area. Attractive and well maintained shrub borders. Trellis dividing the final third of the garden, which is also mainly laid to lawn with shrub borders. Allows access to two of the properties garages, which both supply power & light and accessed via up & over doors. Both garages are accessed via the rear of the property and service road behind. Timber gate leading to access road.

GARAGES

Two single garages situated to rear of garden accessed via access road to property. Both accessed via up & over doors to front of garage. Both boasting power & light.

FRONTAGE

Lovely frontage boasting attractive kerb appeal with a brick paved driveway allowing off-street parking for up to 3 cars. Well maintained and landscaped shrub borders. Gas meter box to front. Bin storage area.

PARKING

Driveway to front giving parking for up to 3 cars. Two single garages to rear of property.