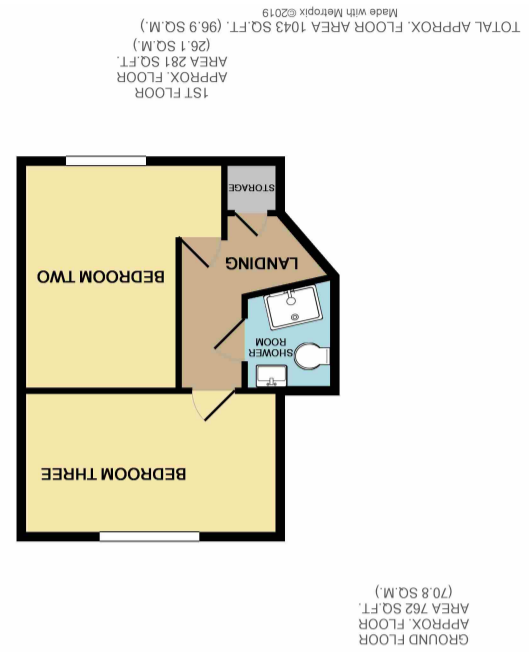


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)



48 Grange Gardens | Rayleigh | Essex | SS6 9BE

GUIDE PRICE
£415,000



LARGE OPEN ENTRANCE HALL

Accessed via UPVC double glazed front door with UPVC double glazed obscured window panels inset. Large UPVC double glazed window to side aspect. Carpet to flooring. Two radiators both encased in decorative covers. Dado rail. Coved ceiling Power points. Telephone point. Unit housing electric meter & fuse board. Thermostat. Under stairs storage cupboard. Stairs to first floor accommodation. Additional doors to ground floor accommodation.

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m) UPVC double glazed window to front aspect. Radiator. Carpet to flooring. Smooth plastered & coved ceiling. Power points. Ample space for King size bed and plenty of storage around.

DOWNSTAIRS SHOWER ROOM

Three piece white suite comprising of a low level WC with flush mechanism. Large vanity hand wash basin with stainless steel mixer taps and vanity cupboard under. Walk in shower enclosure with tiled soak away floor. Large static glass shower screen. Thermostatic shower with large shower head over and additional shower attachment. Chrome heated towel rail. Fully tiled walls and floor. Extractor fan. Smooth plastered ceiling. UPVC double glazed obscured window to side aspect.

SPACIOUS LIVING ROOM

22' 5" x 14' 6" (6.83m x 4.42m) UPVC double glazed window to front aspect. Two radiators encased in decorative covers. Carpet to flooring. Smooth plastered & coved ceiling. Power points. Sky points. Telephone point. Large exposed brick Gas fire place with solid wooden mantle beam above. Archway leading through to dining area.

EXTENDED DINING AREA

13' 4" x 7' 4" (4.06m x 2.24m) Extended living accommodation, which would easily house a good size dining table & chairs. Two radiators encased in decorative covers. Smooth plastered & coved ceiling. Power points. Carpet to flooring. UPVC double glazed double doors with UPVC double glazed windows to either side, leading out to rear garden and patio area.

EXTENDED KITCHEN

16' 10" x 8' 10" (5.13m x 2.69m) (MAX) A range of fitted units to eye & base level. Eye level units come with under lighting. Roll top work surface. Integrated Electric oven with a 4 ring Gas hob and extractor hood over. Integrated one and a half bowl sink & drainer unit. Space and plumbing for washing machine, and large American style fridge/freezer. Space & plumbing for dishwasher. Wall mounted recently installed 'Ideal' combination boiler. Wood effect laminate flooring. Part tiled walls. Coved ceiling. Power points. UPVC double glazed window to side and rear aspects. UPVC double glazed door with double glazed window panel inset opening up to rear garden.

STAIRS TO FIRST FLOOR LANDING

Carpet to flooring. Door leading through to extremely spacious storage area under eaves. Natural light pouring through from the Velux window. Bespoke spotlights to side of stairway. Dado rail. Coved ceiling. Doors to first floor accommodation:-



BEDROOM TWO

11' 11" x 11' 0" (3.63m x 3.35m) UPVC double glazed windows to front aspect. Radiator. Carpet to flooring. Smooth plastered & coved ceiling. Power points. Ample space for double bed plus plenty of storage around.

BEDROOM THREE

12' 7" x 7' 4" (3.84m x 2.24m) UPVC double glazed windows to rear aspect over looking garden. Radiator. Carpet to flooring. Built in eaves storage cupboard. Smooth plastered & coved ceiling. Power points.

UPSTAIRS SHOWER WET ROOM

Three piece shower room comprising of a low level WC, hand wash basin, walk in open shower enclosure with thermostatic shower and large shower head over, soak away drain, static glass shower screen, heated towel rail.

REAR GARDEN

Beautifully maintained West facing rear garden measuring approximately 33' x 35'. Commencing with a decked patio area, perfect for garden furniture. Leading out to a large lawn area with mature shrub & flower borders. Pond with filtration system. Additional raised large decked patio area, perfect for alfresco dining and BBQ. Fencing to boundaries. External lighting. Timber constructed shed with power & light. Archway leading down to side of property, which is wider than average space, all paved, giving fantastic potential to extend, or a very handy additional storage area for property. External Tap. External lighting to side of property. Wooden double gates leading to front.

FRONTAGE

Paved driveway giving off street parking for up to 4/5 cars. Landscaped shingled corner with mature shrubs. External lighting. Double gates leading down to side of property and rear garden.

PARKING

Paved driveway giving off street parking for 4/5 vehicles.

AGENTS NOTE

We have been advised by our client that a recently installed Combi' boiler has been installed in the kitchen. There has also been an overhaul of two flat roofs now finished in a rubber roofing material.

COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL