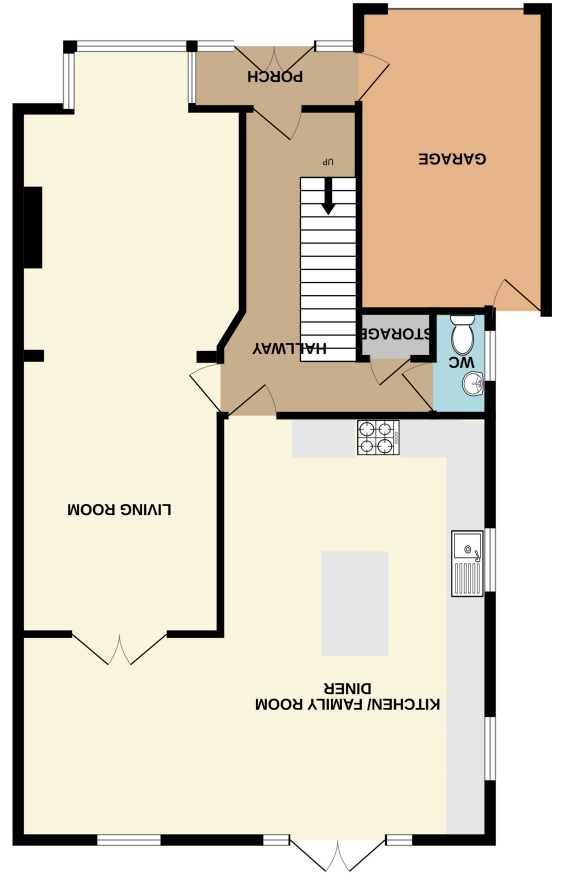
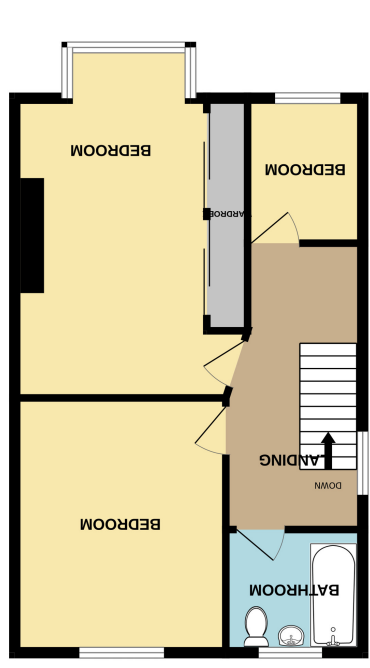


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	58
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
80	



TOTAL FLOOR AREA: 1589 sq.ft. (147.6 sq.m.) approx.
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PROPERTY PARTICULARS

*** NO ONWARD CHAIN *** Elliott and Smith welcome you to view this fabulous 3 BED SEMI-DETACHED CHARACTER PROPERTY, which has been EXTENDED, boasting 30 FT LIVING; 24 FT KITCHEN/DINING; MULTI-VEHICLE DRIVEWAY plus GARAGE; LOW MAINTENANCE LANDSCAPED GARDEN. This EXCEPTIONAL PROPERTY at an EXCEPTIONAL PRICE, offers immense living, kitchen/dining areas, ideal for hosting and entertaining. Conveniently located, less than one mile from Rayleigh High Street and Train Station. Close to local shops, and excellent schools. A MUST VIEW property which will not disappoint you! Please contact us to arrange your viewing. Viewing availability Monday - Sunday.

PROPERTY FRONTAGE

Attractive and Charming Character Property; Multi-Vehicle Driveway; Large Garage.

PORCH

8' 7" x 4' 11" (2.62m x 1.50m) Double Glazed Lead Panelled Doors and Side Windows; Internal Access to Garage.

HALLWAY

15' 4" x 5' 9" (4.67m x 1.75m) Tapers to 3' 1" Light and Bright Entrance Hallway, Doors to: Cloakroom; Storage Cupboard (2' 2" x 2' 4"); Under Stairs Cupboard; Kitchen/Dining Area; Living Room. Stairs to Upper Level.

DOWNSTAIRS CLOAKROOM

5' 3" x 3' 4" (1.60m x 1.02m) Two Piece Suite Comprising of: Low Level WC and Basin. Double Glazed Obscure Window to Side Aspect.

OPEN PLAN L-SHAPED KITCHEN/DINING

24' 6" x 10' 8" (7.47m x 3.25m) Full Rear Width 22' 0" x 14' 2" (6.71m x 4.32m) Designed to Entertain! Plenty of Space for Large Family Dinners/Social Gatherings/Parties! A Remarkable Kitchen/Dining Area With An Abundance of Space. Three Skylights Allowing For Plenty of Natural Light to Flow Through; Ample Wall and Base Soft Closing Units; Pan Drawers. Integrated Appliances to Include: Dishwasher; Washing Machine; Fridge/Freezer; Bosch Electric Oven and Gas Hot; Chimney Extractor; 1 1/2 Sink with Mixer Tap; Venetian Blinds to Windows. Bevelled Edge Tiled Splashbacks; Tiled Flooring; French Doors to Rear Garden.



LIVING ROOM

30' 0" x 11' 8" (9.14m x 3.56m) Let Your Imagination and Decorative Skills Run Wild in this Fantastically Spacious Living Room! Beautiful Large Lead Panelled Box Bay Window to Front Aspect; Timber Flooring Throughout; Double Doors Leading to Dining Area.

BEDROOM ONE

15' 6" x 12' 1" (4.72m x 3.68m) Huge Double Bedroom Graced With Box Bay Window to Front Aspect; Sliding Mirrored Doors to Built-in-Robes; Light Wood Laminate Flooring.

BEDROOM TWO

13' 4" x 11' 2" (4.06m x 3.40m) Light and Spacious Double Bedroom With: Light Wood Laminate Flooring; Lead Panelled Double Glazed Windows.

BEDROOM THREE

7' 7" x 6' 1" (2.31m x 1.85m) The Most Quaint Room in this Property, With Added Charm Given From The V-Shaped Bay Window, Making This Room an Ideal Nursery/Office/Single Bedroom. Light Wood Flooring; Vertical Blinds to Lead Panelled Bay Window.

BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m) Stylish Bathroom with: Three Piece Suite Comprising of: Concealed Shower over Bath; Vanity Unit; Concealed Cistern WC. Tiled Walls; Double Glazed Lead Panelled Window to Rear Aspect; Wall Mounted Towel Radiator.

REAR GARDEN

Approx. Length 50' x 35' Fully Fenced, Low Maintenance; Paved Patio Area With Steps Leading to Faux Grass Lawn; Raised Flower Borders; Side Access to Garage.

ROCHFORD COUNCIL TAX

BAND D

