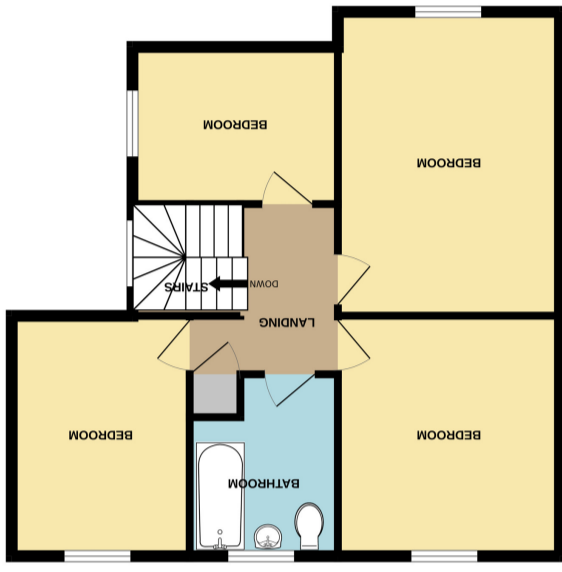
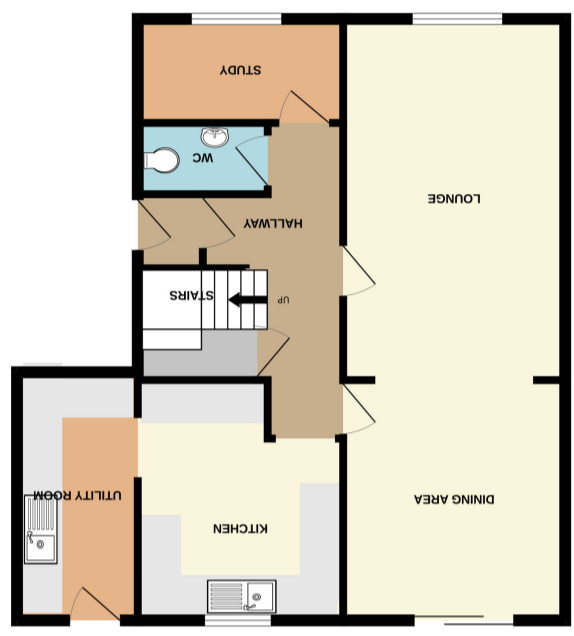


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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	87
Current	60
England, Scotland & Wales	
EU Directive 2002/91/EC	
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)
Not energy efficient - higher running costs	



1ST FLOOR 634 sq.ft. (58.9 sq.m.) approx.



GROUND FLOOR 715 sq.ft. (66.4 sq.m.) approx.

TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx. Made with Metropix ©2023





REAR GARDEN

Approximately 100ft length. Wow - what a garden! Simply beautiful! Landscaped to perfection! Enjoy glorious summer days and cool evenings, dining al fresco, relaxing and unwinding. This garden offers so much space, plenty for the little ones to play and run around in and plenty of space for entertaining. The garden also offers a large summer house with stepping stones from the patio to the summer house, garden arched seating, mature trees, bordered plants, stone patio, brick built retaining wall.

PORCH

Double glazed panel to front door; Tile flooring.

ENTRANCE HALLWAY

Entry via a glass panelled timber door into the light and spacious 16ft hallway; Under-stairs storage cupboard; Laminate flooring. Doors to study, cloakroom, living room, dining room, kitchen and utility room. Stairs to upper floor.

LIVING ROOM

17' 5" x 10' 10" (5.31m x 3.30m) A lovely and tastefully decorated, spacious sociable and bright living room with feature fireplace; Carpet flooring; Central heating; ceiling rose and light fitting; wall light fittings.

DINING ROOM

11' 10" x 11' 1" (3.61m x 3.38m) A ROOM WITH A VIEW! Dine and delight in the wonderful view of your beautiful garden. Yet another spacious, sociable and bright area with more than enough space for a large dining suite to accommodate family and friends. Carpet flooring; Ceiling rose and light fitting; double glazed sliding door to rear garden.

KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Boasting stunning views of the rear garden from this spacious kitchen which offers plenty of base and wall units; Additional space with plenty of under-counter storage for fridge and freezer; One and a half stainless steel sink with mixer taps; Serving hatch; Oak effect laminate flooring. Entry to utility room.

UTILITY ROOM

11' 5" x 5' 1" (3.48m x 1.55m) Wall and base units, ample counter top space; Stainless steel sink with mixer taps; Space for washing machine and dryer; Oak effect laminate flooring; Door to rear garden.

OFFICE/STUDY/GAMES ROOM

9' 5" x 5' 1" (2.87m x 1.55m) This multi-purpose room could also be used as a fifth bedroom, if desired. Carpet flooring; Central heating; Ceiling spot lights.

CLOAKROOM

6' 4" x 3' 4" (1.93m x 1.02m) Tile flooring; WC; Oyster basin; Central heating; Ceiling light fitting.



MASTER BEDROOM

13' 2" x 10' 3" (4.01m x 3.12m) Spacious main bedroom with plenty of natural light flowing through. Carpet flooring; Storage to eaves; Ceiling rose and light fitting.

BEDROOM TWO

13' 5" x 10' 4" narrows to 6' 7" (4.09m x 3.15m) Spoilt with a second double bedroom over-looking the rear garden. Carpet flooring; Central heating, Storage to eaves.

BEDROOM THREE

11' 2" x 8' 6" (3.40m x 2.59m) Spacious bedroom with rear garden aspect. Carpet flooring; Central heating; Ceiling light fitting.

BEDROOM FOUR

10' 4" x 8' 0" (3.15m x 2.44m) A good sized fourth bedroom to front aspect. Carpet flooring; Central heating; Storage to eaves; Ceiling light fitting.

BATHROOM

7' 8" x 7' 1" (2.34m x 2.16m) Sparkling clean and spacious bathroom with three-piece suite comprising of WC, pedestal basin, bath, individual hot and cold taps, overhead shower. Walls are fully tiled; Extractor fan; Central heating; Mirrored bathroom cabinet.

ADDITIONAL INFORMATION

Brand New Garage Door 2023
Boiler - installed 2018
Summerhouse - erected 2019
Double-storey extension to side - 1980s
Byford property built 1960s
Loft - Partly boarded and insulated

Council Tax Band D £171 per month)
Rochford Council

Distances to:
Convenience store - 1 min walk
Asda - 3 min drive
Rayleigh High Street and Rayleigh Train Station - 4 min drive
Down Hall Primary School - 2 min drive
Glebe Primary School - 3 min drive
Sweyne Park School - 5 min drive