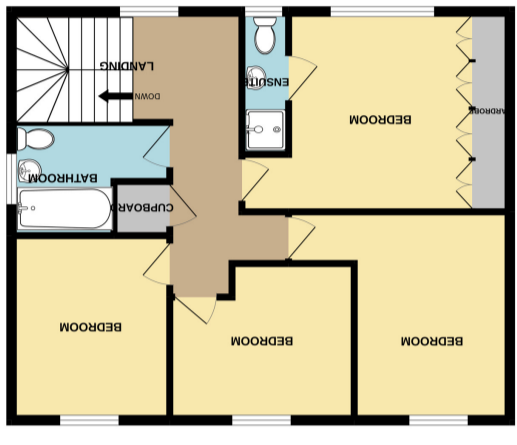


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
74	85



1ST FLOOR (59.9 sq.m.) approx.



GROUND FLOOR (82.6 sq.m.) approx.

TOTAL FLOOR AREA: 142.4 sq.m. (142.4 sq.m.) approx. Made with Metropix ©2022



6 Warwick Green | Rayleigh | Essex | SS6 8TP

GUIDE PRICE £500,000





#### ENTRANCE

Via composite entrance door with double glazed lead light obscure inserts in entrance hall.

#### ENTRANCE HALL

13' 8" x 11' 3" (4.17m x 3.43m) Smooth plastered ceiling with ceiling light point. Wall mounted alarm panel. Wall mounted double banked panelled radiator. Solid Oak flooring laid throughout. Built in understairs storage cupboard housing recently installed combi boiler. Separate built in storage cupboard.

#### KITCHEN

14' 5" x 7' 8" (4.39m x 2.34m) UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Kitchen comprises of a range of wall mounted and base level kitchen cabinet and drawer units with monobloc style oak effect worktops incorporating a four ring gas hob with extractor hood over, finished in stainless steel and glass trim. Integral electric fan assisted oven beneath. Stainless steel one and a half bowl sink unit with mixer tap & drainer inset to worktop. Space & plumbing for dishwasher and washing machine. Integral fridge/freezer. Tiled flooring laid throughout.

#### LIVING ROOM

17' 3" x 13' 11" (5.26m x 4.24m) NARROWING TO 11'11". UPVC double glazed window to rear aspect. Double glazed sliding door through to conservatory. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Centred feature limestone fireplace with electric flame effect stainless steel surround fire inset. Carpet laid throughout.

#### CONSERVATORY

10' 10" x 9' 11" (3.30m x 3.02m) Pitched glass roof. Double glazed UPVC windows. Double opening doors to garden. Karndean flooring laid throughout. Inner door opening through to garage.

#### GROUND FLOOR WC

7' 6" x 2' 10" (2.29m x 0.86m) Obscure double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Ceramic tiled walls at half height. Suspended wash basin. Close coupled WC. Continuation of Oak flooring from hallway.

#### DINING ROOM

15' 4" x 10' 11" (4.67m x 3.33m) PLUS DOOR RECESS. UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### FIRST FLOOR LANDING

12' 6" NARROWING TO 3' 7" (3.81m x 1.09m) x 16'4". Via carpeted return staircase. UPVC double glazed window to front aspect. Smooth plastered ceiling. Built in storage cupboard. Carpet laid throughout.



#### MASTER BEDROOM

12' 5" INTO WARDROBE x 11' 1" (3.78m x 3.38m) PLUS DOOR RECESS. UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes to flank wall. Carpet laid throughout. Door opening to ensuite.

#### ENSUITE

Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of shower cubicle with thermostatic mixer shower inset. Suspended wash basin. Close coupled WC. Fully ceramic tiled walls extending into shower enclosure. Vinyl floor tiles throughout.

#### BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.67m) PLUS DOOR RECESS. UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes and overhead storage. Space for bed. Carpet laid throughout.

#### BEDROOM THREE

11' 6" x 8' 10" (3.51m x 2.69m) NARROWING TO 6'11". UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM FOUR

10' 5" x 8' 6" (3.17m x 2.59m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### FAMILY BATHROOM

8' 5" NARROWING 5' 8" (2.57m x 1.73m) x 6'3". High level obscure UPVC double glazed window to side aspect. Ceiling light point. Ceramic tiled walls. Wood effect vinyl flooring throughout. Suite comprises of panelled bath with mixer shower over. Pedestal wash basin. Close coupled WC.

#### PITCHED ROOF GARAGE

16' 1" x 8' 1" (4.90m x 2.46m) Up & over door from front. Pitched roof providing overhead storage. Power and lighting connected.

#### LANDSCAPED REAR GARDEN

With feature Indian Sandstone patio slabs, shrub bed borders with a delightful sun trap wrap around area beyond the garage.

#### COUNCIL TAX

ROCHFORD COUNCIL - BAND E