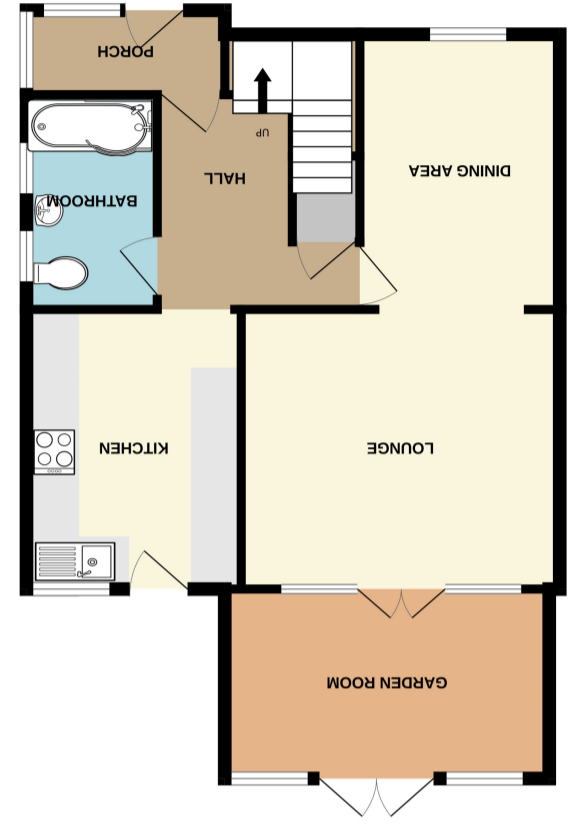
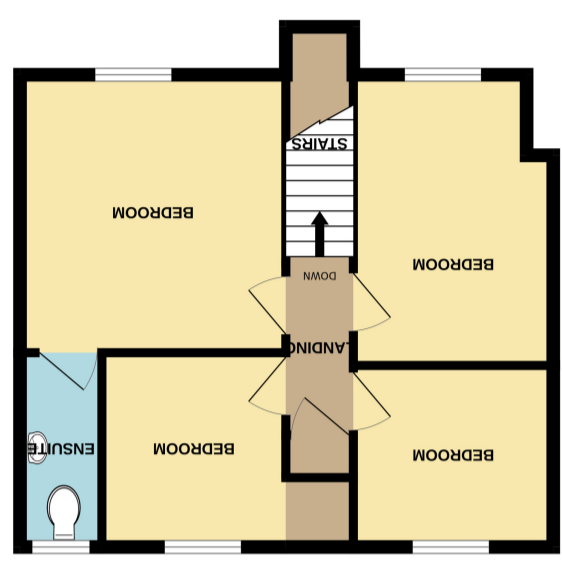


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.
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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)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
64	85





LOCATION

Located only 1 mile to Rayleigh Train Station and High Street.
 Less than one mile to excellent primary and secondary schools.
 Easy access to A127 and A130.
 6 miles to Southend Airport.
 6.5 miles to Southend Hospital.
 Close to all amenities and parks.

ADDITIONAL INFORMATION

- * First time on the market in almost 40 years
- * Property benefits from front and rear loft extensions
- * New Boiler- Under warranty & regularly serviced
- * New Latest Specification Electrical Consumer Unit
- * New Radiators
- * Cavity Insulated Walls
- * Loft Insulated & Partly Boarded

EXTERNAL FEATURES

FRONTAGE: Charming property with attractive frontage and street presence; Multi-vehicle paved driveway; Bordered shrubs; Side access via double timber gate to garage and rear garden.

REAR GARDEN: Well loved and maintained rear garden filled with beautiful colourful plants, trees, flowers, and shrubs. Paved patio area to rear and side of property, perfect for al-fresco dining and entertaining; Greenhouse; Pond with waterfall feature; New fences to rear and side boundary; Garage and shed offering plenty of additional storage space;

PORCH

8' 10" x 3' 7" (2.69m x 1.09m)

HALLWAY

11' 9" x 8' 8" (3.58m x 2.64m) (including staircase width) Lovely welcoming hallway with an abundance of natural light flowing through. Double glazed window to front aspect; Venetian blind to double glazed window; Timber laminate flooring; Radiator; Ceiling light fitting; Doors to: Bathroom, Kitchen, Living, Dining.

KITCHEN

11' 10" x 8' 2" (3.61m x 2.49m) Stylish dove grey wall and base units, to include pan drawers; 4-Ring Bosh gas hob; Zanussi electric oven; Large single bowl granite composite sink and drainer; Mixer tap; Tiled splashbacks; Extractor fan; Space for integrated washing machine and fridge freezer; Quartz worktops; Tiled flooring; Ceiling light fittings; Serving hatch; Door to rear garden.



LIVING ROOM

14' 4" x 12' 3" (4.37m x 3.73m) Such a lovely feel to this spacious and homely living space, with: Feature fireplace; Timber laminate flooring; Ceiling and wall light fittings; Radiator; French doors leading to the conservatory. Living space is centrally positioned between the dining area and conservatory, allowing for an open and social space whilst still having that feeling of a cosy and separate living space.

CONSERVATORY

14' 2" x 8' 6" (4.32m x 2.59m) If the weather is too hot, or, too cold to enjoy sitting in your garden, this conservatory brings the outside in. Enjoy the peace and beauty of your garden whilst relaxing in your conservatory. An ideal space for a home office or additional living area.

DINING AREA

11' 8" x 8' 6" (3.56m x 2.59m) Double glazed window to front aspect, providing plenty of natural light; Venetian blind; Timber laminate flooring; Ceiling light fittings; Entry into living area.

BATHROOM

9' 3" x 4' 10" (2.82m x 1.47m) Sparkling clean bath suite comprising of: P-Shaped bath with hot and cold taps; Fitted shower over bath with mixer tap; Glass shower screen with towel rail; Mixer taps to vanity unit; WC; Wall mounted towel radiator; Roller blinds to double glazed windows; Tiled walls with mosaic border; Tiled flooring; Ceiling spot light fittings.

BEDROOM ONE WITH EN-SUITE

12' 2" x 11' 2" (3.71m x 3.40m) Front aspect double bedroom with: Timber flooring; Panelled double glazed windows; Radiator; Ceiling light fittings.
 En-suite - 8' 2" x 2' 8" (2.49m x 0.81m) Comprises of: Vanity unit with mixer taps; WC; Tiled splashbacks; Ceiling light fitting; Double glazed window.

BEDROOM TWO

12' 3" x 8' 7" (3.73m x 2.62m) Front aspect double bedroom again benefiting from an abundance of natural light. Timber flooring; Radiator; Ceiling light fittings.

BEDROOM THREE

8' 7" x 7' 8" (2.62m x 2.34m) Bedroom three benefits from rear garden views. Timber flooring; Radiator; Ceiling light fitting.

BEDROOM FOUR

7' 9" x 7' 9" (2.36m x 2.36m) Plus Storage Cupboard measuring 2' 10" x 2' 2" (0.86m x 0.66m) Rear facing, again with lovely garden views; Storage/wardrobe space; Laminage flooring; Ceiling light fitting; Radiator; Double glazed window.

COUNCIL TAX BAND D

Rochford District Council.

