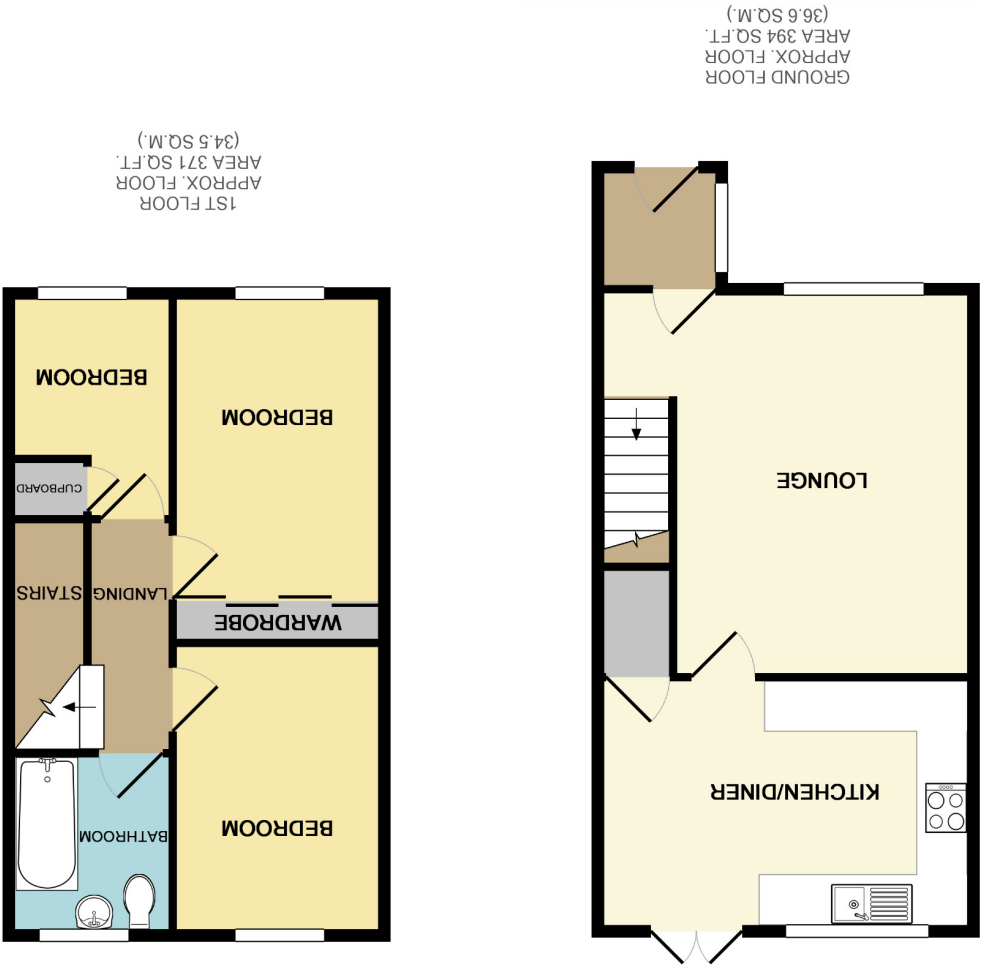


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 APPROX. FLOOR AREA 766 SQ.FT. (71.1 SQ.M.)  
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**PROPERTY PARTICULARS**

\*\*\* NO ONWARD CHAIN \*\*\*

Elliott and Smith welcome you to view this lovely, spacious, terraced house. Located in a PRIME AREA OF RAYLEIGH within minutes from GROVE SCHOOL & FITZWIMARC. The property benefits from: LOW MAINTENANCE WEST FACING GARDEN, GARAGE, THREE BEDS; MODERN FITTED KITCHEN, LIGHT & BRIGHT LIVING; MODERN BATHROOM. The property is located near PARKLAND & COUNTRY WALKS and would make the ideal home for a growing family!

**PORCH**

5' 0" x 5' 0" (1.52m x 1.52m)

**LIVING ROOM**

14' 0" x 14' 0" (4.27m x 4.27m) Light and bright living area with: Double Glazed Window to Front Aspect; Radiator Cover to Wall-Mounted Radiator; Wood Effect Laminate Flooring; Door opening to Kitchen/Family Dining Room.

**KITCHEN/DINING**

14' 0" x 10' 0" (4.27m x 3.05m) Spacious kitchen/dining area, ideal for entertaining. Fully-fitted kitchen comprising of: Ample Wall Mounted and Base Units; Ambient Under-Cabinet Lighting; Deep Pan Drawers; Pull-out Pantry; Mineral Stone Effect Worktops; Ceramic Sink and Drainer; Mixer Tap; Bevelled Tile Splashbacks; Integrated appliances to include: Fridge/Freezer; Electric Oven; Microwave; Electric Hob; Stainless Steel Extractor Hood with Glass Trim; Slimline Dishwasher; Washing Machine. Double Glazed Patio Doors to Garden; Ceiling Spotlights; Porcelain Tiled Flooring; Under Stairs Storage Cupboard.

**FIRST FLOOR LANDING**

Via carpeted staircase with timber balustrade. Access to loft via pull down loft ladder. Doors to all rooms.



**BEDROOM ONE**

13' 9" x 8' 6" (4.19m x 2.59m) Double bedroom comprising of: Built-in Robes with Sliding Doors; Wood Effect Laminate Flooring; Double Glazed Window to Front; Inset Ceiling Spotlights; Radiator.

**BEDROOM TWO**

9' 8" x 8' 3" (2.95m x 2.51m) Double bedroom with: Carpeted Flooring; Double Glazed Window to Rear; Radiator.

**BEDROOM THREE**

10' 8" narrows to 7' 3" x 6' 0" (3.25m x 1.83m) Double Glazed Window to Front; Radiator; Carpeted Flooring; Built-in Storage Cupboard/Wardrobe.

**BATHROOM**

6' 2" x 6' 0" (1.88m x 1.83m) Modern fitted bathroom featuring: Three-Piece Suite, Comprising of: Panelled Bath with Glass Shower Screen; Rainwater Shower; Separate Hand Held Shower Attachment; Suspended Wash Basin with Mixer Tap inset into Vanity Unit; Chrome Heated Towel Rail. Ceramic Tiled Walls; Tiled Flooring; Ceiling Spot Light.

**WEST FACING GARDEN**

Low Maintenance, West Facing Garden of approximately 55 ft. Timber Decked Al-Fresco Dining Area; Faux Grass Area; Timber Fenced Boundaries to All Aspects; Garden Gate Leading to Rear; Access to Garage.

**GARAGE**

With: Up and Over Door; Power and Lighting; Courtesy Door Leading to Garden.

