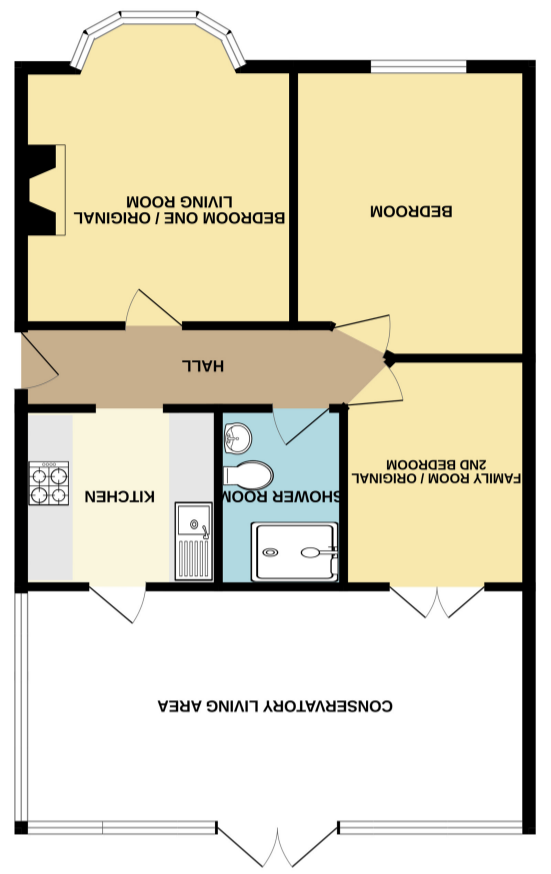


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 755 sq ft (70.1 sq m) approx. Made with Metreplan 2023



GROUND FLOOR
755 sq ft (70.1 sq m) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	91
B (81-91)	
C (69-80)	
D (55-68)	63
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





PROPERTY PARTICULARS

Elliott and Smith are delighted to showcase this BEAUTIFULLY PRESENTED, HIGHLY DESIRABLE bungalow, situated in the heart of Rayleigh, being only one mile to Rayleigh Station and Rayleigh High Street. Spacious, stylish and stunning, TWO DOUBLE BED SEMI-DETACHED BUNGALOW, with gorgeous garden views from the 22ft conservatory. TURN-KEY and MOVE--IN-READY, this home is stylishly designed and presented in immaculate condition...simply move straight in and enjoy your new home. Outstandingly designed is this beautifully landscaped garden, fully fenced, offering absolute privacy with mature trees and plants. This garden truly gives you a resort-style feel, perfect for al-fresco dining, entertaining, or simply relaxing and enjoying the sounds of nature. Please do not delay in contacting us to arrange your viewing, undoubtedly this property will soon be sold.



ENTRANCE HALLWAY

15' 2" x 2' 7" (4.62m x 0.79m) Welcoming entrance hall with parquet flooring; Ceiling spot lights; Loft access; Doors to kitchen, bathroom, bedrooms one and two.

KITCHEN

7' 11" x 7' 9" (2.41m x 2.36m) Bright and stylish kitchen boasting: Sparkling dove grey tiles to floor; Bevelled edge white tiles to wall and splashbacks; Integrated Cooke and Lewis electric oven and electric hob; Extractor fan; White wall and base units with under-counter lighting to wall units; One and a half sink with traditional Victorian mixer taps; Space for under-counter fridge; Door to conservatory.



CONSERVATORY

22' 7" x 10' 7" (6.88m x 3.23m) Spectacular room with a view! Absolutely stunning conservatory with glorious, uninterrupted, rear garden views. Exquisitely presented with spacious living and dining areas, High gloss dove grey tiles to floor; Built-in units for freezer and washing machine, plus additional built-in storage cupboards; Radiator cover to radiator; Wall and ceiling light fittings. Double doors leading to rear garden.



BEDROOM ONE

13' 2" (into bay) x 12' 1" (4.01m x 3.68m) Spacious light and bright - a fabulous room currently used as the main bedroom, its original use being the living room. Stunning feature fireplace; Plantation shutters to large bay window; Parquet flooring; Ceiling spot lighting;

BEDROOM TWO

11' 9" x 10' 10" (3.58m x 3.30m) As with the main bedroom, bedroom two boasts a light and bright spacious double bedroom; Plantation shutters; Parquet flooring; Stylish wall-mounted radiator; Ceiling light fitting.

FAMILY ROOM/SNUG

9' 9" x 9' 6" (2.97m x 2.90m) A lovely versatile room useable as a bedroom, family room, home office, media room. Doors leading into the conservatory. Timber flooring; White timber vertical blinds; Radiator cover to radiator; Ceiling light fitting.

BATHROOM

7' 2" x 4' 4" (2.18m x 1.32m) Classically elegant bathroom comprising of three piece shower suite: Double shower with glass sliding door; Rainfall shower head; Hand held shower head; Mixer shower taps; Back to wall concealed cistern WC; Mixer taps to basin; Built-in vanity unit; Wall hung cabinet; Towel radiator; Tiling to walls and floor; Ceiling spot lights; Extractor fan; Velux Window.

REAR GARDEN

Absolutely beautiful mediterranean inspired rear garden boasting mature palm trees; Clay potted plants and trees; faux grass lawn centred around pebbled borders and paved patio area. Enjoy complete privacy whilst listening to the sounds of nature.

ROCHFORD COUNCIL TAX - BAND C

