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Elliott and Smith Partnership

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## Wyburns Avenue, Rayleigh

**£1,900 pcm**

\*\* EXTENDED 3 BEDROOM FAMILY HOME IN THE SOUGHT AFTER DAWS HEATH ROAD AREA OF RAYLEIGH \*\* Available from the 19th January. Modern fitted kitchen OPEN TO FAMILY DINING AREA, UTILITY ROOM & Ground floor WC. Fully double glazed and modern gas central heating system. Close to Wyburns Primary School & short walk to High St. Tenants household income requirements = £57,000.

- EXTENDED 3 BEDROOM FAMILY HOME
- LARGE OPEN PLAN KITCHEN FAMILY ROOM / DINER
- SEPARATE UTILITY AREA
- GROUND FLOOR WC
- SEPARATE FRONT LIVING ROOM
- WEST FACING GARDEN

**PORCH**

6' 1" x 3' 1" (1.85m x 0.94m)

**ENTRANCE HALL**

12' 2" x 6' 6" (3.71m x 1.98m)

**LIVING ROOM**

13' 7" max x 11' 10" (4.14m x 3.61m)

**DINING AREA**

12' 1" x 9' 5" (3.68m x 2.87m)

**KITCHEN DINER**

17' 5" x 9' 3" (5.31m x 2.82m)

**UTILITY ROOM**

12' 5" x 8' 10" max (3.78m x 2.69m)

**GROUND FLOOR WC****LANDING****BEDROOM ONE**

11' 11" x 10' 5" (3.63m x 3.17m)

**BEDROOM TWO**

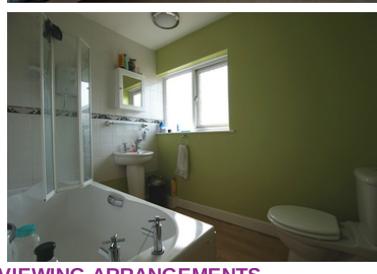
11' 10" x 10' 3" (3.61m x 3.12m)

**BEDROOM THREE**

8' 1" x 7' 1" (2.46m x 2.16m)

**BATHROOM**

8' 2" x 5' 10" (2.49m x 1.78m)

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Elliott and Smith Partnership.

**DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.