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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+)	48
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs
82	



31 Cheapside East | Rayleigh | Essex | SS6 9JU

Guide Price  
£550,000





#### ENTRANCE PORCH

4' 6" x 3' 8" (1.37m x 1.12m) Via a hardwood entrance door with obscure double glazed glass inserts. Smooth plastered & coved ceiling. Wall mounted panelled radiator. Ceiling light point. Wood laminate flooring. Oak internal door opens to living room.

#### LIVING ROOM

16' 3" x 16' 1" (4.95m x 4.90m) TO FRONT WINDOW. UPVC double glazed bay window to front aspect. Twin UPVC double glazed side windows. Smooth plastered coved ceiling with ceiling light point. Two wall mounted contemporary graphite style radiators. Feature centred Limestone fireplace with ornamental effect inset. Wood laminate flooring laid throughout. Oak internal door through to hallway.

#### HALLWAY

5' 6" x 12' 2" (1.68m x 3.71m) INTO THE STAIRWELL - NARROWING TO 5'7". Smooth plastered coved ceiling. Wall mounted light point. Wall mounted contemporary graphite effect radiator. Internal Oak door through to WC.

#### GROUND FLOOR WC

6' 3" x 2' 6" (1.91m x 0.76m) UPVC obscure double glazed window to side aspect. Close coupled WC. Suspended hand wash basin. Mosaic tiled splashbacks. Engineered wood flooring throughout. Inner door opening through to garage.

#### INTEGRAL GARAGE

16' 7" x 8' 0" (5.05m x 2.44m) Up & Over door from front. Power and lighting connected. Access to Electric & Gas meters.

#### DINING ROOM

15' 11" x 9' 1" (4.85m x 2.77m) UPVC double glazed window to side aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted contemporary graphite effect radiator. Wood laminate flooring laid throughout, extending to additional sitting room via Oak internal double doors with glazed inserts.

#### ADDITIONAL SITTING ROOM

11' 2" x 9' 0" (3.40m x 2.74m) Double glazed sliding patio door opens to garden. Smooth plastered coved ceiling. Two wall mounted light points. Contemporary wall mounted graphite effect radiator. Continuation of wood laminate flooring from dining room.

#### KITCHEN

12' 2" x 9' 9" (3.71m x 2.97m) UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Modern range of base level and wall mounted units. Monobloc style wood effect rolled edge worktops incorporating 5 ring gas hob with integral oven & grill beneath. One and a half bowl graphite sink unit with mixer tap & drainer. Ceramic tiled splashbacks. Space & plumbing for American fridge/freezer. Integral dishwasher. Wall mounted panelled radiator. Karndean flooring laid throughout extending to utility area.

#### UTILITY

6' 6" x 3' 7" (1.98m x 1.09m) UPVC double glazed window to rear aspect. UPVC double glazed obscure glass door to garden. Smooth plastered coved ceiling with ceiling light point. Rolled edge worktop. Space & plumbing beneath for washing machine.



#### FIRST FLOOR LANDING

Via carpeted return stair case with timber balustrade. UPVC obscure double glazed window to side aspect. Smooth plastered coved ceiling. Two ceiling light points. Enlarged pull down loft hatch with fitted wooden ladder. Built in storage cupboard via double opening doors. Additional storage cupboard (original airing cupboard).

#### MASTER BEDROOM

12' 10" x 10' 6" (3.91m x 3.20m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Twin built-in wardrobes. Door opening through to en-suite shower room.

#### ENSUITE SHOWER ROOM

7' 8" x 5' 7" (2.34m x 1.70m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of double corner shower cubicle via glass sliding shower screen door. Thermostatic mixer shower inset. Contrasting ceramic tiles. Remaining of the ensuite consists of a dual mechanism push flush WC. Wash basin with mixer tap inset to vanity storage unit. Tiled splashbacks. Victorian style chrome heated towel rail. Tiled flooring laid throughout.

#### BEDROOM TWO

15' 11" x 8' 11" (4.85m x 2.72m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built-in fitted wardrobe. Carpet laid throughout.

#### BEDROOM THREE

10' 1" x 9' 11" (3.07m x 3.02m) UPVC double glazed window to rear aspect, overlooking garden. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built-in fitted wardrobes. Carpet laid throughout.

#### BEDROOM FOUR

9' 2" x 11' 1" (2.79m x 3.38m) UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### FOUR PIECE BATHROOM

10' 10" x 5' 9" (3.30m x 1.75m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of a panelled bath with mixer tap and shower attachment Corner shower cubicle via double opening shower screen door with thermostatic mixer shower inset. Dual mechanism push flush WC. Pedestal wash basin with mixer tap. Chrome heated towel rail. Vinyl effect tiled flooring throughout.

#### SOUTH FACING REAR GARDEN

Approximately 90ft

