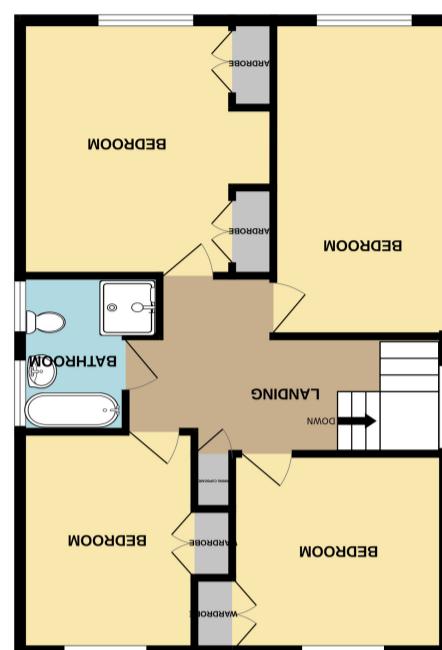


Impartial Notice: These Particulars have been prepared for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and informative, they should not be relied upon as statements of representation of fact. If the property has been extended, or altered, 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.

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TOTAL FLOOR AREA: 1488 sq.ft. (136.3 sq.m.) approx.



806 sq.ft. (74.8 sq.m.) approx.  
1ST FLOOR



10 The Laurels | Rayleigh | Essex | SS6 7LT

£525,000



#### FRONTAGE

The property is approached via a drop kerb to an independent driveway with a small front lawn garden area with flower bed shrubbery and tree borders. Access to garage via up & over door.

#### ENTRANCE LOBBY

5' 0" x 4' 11" (1.52m x 1.50m) UPVC composite security door into entrance lobby. Corniced ceiling with ceiling light point. Inner fire door to garage and inner door opening through to living room.

#### LIVING ROOM

16' 2" maximum - narrowing to 10' 8" x 15'10" UPVC double glazed bay window to front aspect. Smooth plastered corniced ceiling with ceiling light point and two additional wall mounted light points. Wall mounted double banked panelled radiator. Twin UPVC double glazed windows to side aspect. Feature Victorian style cast iron ornamental fireplace inset to granite hearth. Wood laminate flooring laid throughout. Doorway through to inner lobby.



#### INNER LOBBY

5' 9" x 5' 5" (1.75m x 1.65m) Smooth plastered coved ceiling with ceiling light point. Carpeted return staircase rising to first floor with large UPVC double glazed obscure window at half landing. Built in under stairs storage cupboard. Oak flooring laid throughout extending to dining room via archway.

#### DINING ROOM

15' 10" x 9' 1" (4.83m x 2.77m) Obscure UPVC double glazed window to side aspect. UPVC double glazed bifold door opening to conservatory. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Archways to internal lobby and kitchen.



#### KITCHEN

12' 3" x 9' 11" (3.73m x 3.02m) UPVC double glazed Georgian style windows to rear aspect overlooking garden. Smooth plastered coved ceiling with four independent ceiling light points. Wall mounted concealed Worcester boiler. Farmhouse style kitchen comprises a range of wall mounted and base level kitchen cabinet units and drawers with solid Oak worktops incorporating a ceramic Butler sink with mixer tap over. Space for a Range style double oven with extractor over with pelmet finish design. Integral dishwasher, space for free standing fridge/freezer.

#### CONSERVATORY

10' 5" x 8' 3" (3.17m x 2.51m) UPVC double glazed Victorian style pitched roof conservatory with ceiling light fan. Double doors opening to garden. Amtico vinyl tile flooring laid throughout.



#### SPACIOUS FIRST FLOOR LANDING

16' 1" x 8' 6" narrowing to 5'6" Access to loft via pull down loft hatch, with pull down loft ladder. Built in airing cupboard housing hot water cylinder. Smooth plastered coved ceiling with ceiling light point. Carpet laid throughout. Doors to all bedrooms.

#### BEDROOM ONE

12' 11" x 12' 9" (3.94m x 3.89m) UPVC double glazed Georgian style window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Fitted wardrobes with overhead storage area and alcove inset for dressing table, drawers, television etc. Carpet laid throughout.

#### BEDROOM TWO

15' 11" x 8' 10" (4.85m x 2.69m) UPVC double glazed Georgian style window to front aspect. Smooth plastered coved ceiling. Wall mounted double banked panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

10' 0" x 9' 11" (3.05m x 3.02m) UPVC double glazed Georgian style window to rear aspect with elevated views towards the West. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in double wardrobe. Carpet laid throughout.

#### BEDROOM FOUR

10' 11" x 8' 10" (3.33m x 2.69m) UPVC double glazed Georgian style window to rear aspect with elevated views towards the West. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in double wardrobe. Wood laminate flooring laid throughout.

#### BATHROOM

7' 9" x 5' 5" expanding 7' into shower cubicle. Two UPVC obscure double glazed Georgian style windows to side aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of an enclosed shower cubicle with thermostatic mixer shower inset. Close coupled WC, wash basin with mixer tap inset to vanity storage unit, free standing rolled edge bath with antique style mixer tap with shower attachment. Tiled walls at half height. Wood laminate flooring laid throughout. Wall mounted chrome heated towel rail.

#### WESTERLY FACING REAR GARDEN

Elevated westerly facing garden with roof top views, commences with a timber decking area from conservatory down to the remainder of the garden which is mainly lawned with an additional raised timber decked area to the far end. Railway sleeper edged flower bed with finished in slate chippings. Timber fenced boundaries to all aspects. Side access to front.

#### COUNCIL TAX BAND E

Rochford District Council