

**Telephone**

+44 (0)1268 947947

[sales@elliottandsmith.co.uk](mailto:sales@elliottandsmith.co.uk)

**Website**

[www.elliottandsmith.co.uk](http://www.elliottandsmith.co.uk)

Elliott and Smith Partnership

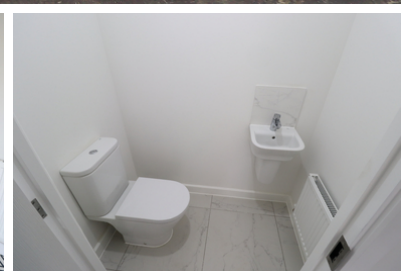
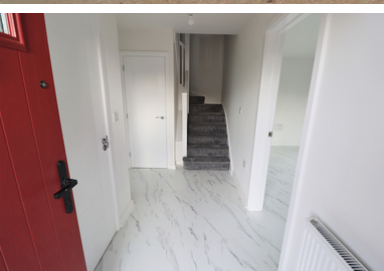
57 High Street

Rayleigh

Essex SS6 7EW



SALES.  
LETTINGS.  
ADVICE.



## Heron Walk, Rayleigh

£2,000 pcm

MODERN 3 BEDROOM DETACHED HOUSE - LOCATED ON THE POPULAR WOLSEY PARK DEVELOPMENT. Spacious kitchen diner complete with INTEGRAL APPLIANCES including; fridge freezer, oven, hob, dishwasher & washing machine. The property offers 3 well-proportioned bedrooms with EN-SUITE to master, GROUND FLOOR WC & a SOUTH FACING GARDEN. Off Road parking to rear for 2 vehicles. AVAILABLE FROM CIRCA 7TH OCTOBER.

- 3 BEDROOMS WITH EN-SUITE TO MASTER
- SPACIOUS KITCHEN DINER WITH INTEGRAL APPLIANCES
- RECENTLY BUILT DETACHED FAMILY HOME
- GROUND FLOOR WC

ENTRANCE HALL

Luxury Vinyl Floor Tiles throughout. Built-in storage cupboard.

WC

Push flush WC and wall mounted basin. Luxury Vinyl Floor Tiles.

LIVING ROOM

16' 2" x 10' 8" (4.93m x 3.25m) Dual aspect windows. Luxury Vinyl Floor Tiles.

SPACIOUS KITCHEN DINER

16' 2" x 10' 5" narrows to 8' 9" (4.93m x 3.17m) Full fitted kitchen with appliances included. The appliances include; Integral fridge freezer, gas hob, integral electric oven, integral dishwasher and freestanding Washing machine. Luxury Vinyl Floor Tiles throughout. Double opening patio doors to garden. Dual aspect windows.

FIRST FLOOR LANDING

Via carpeted return staircase. Built in storage cupboard. Landing is carpeted throughout.

BEDROOM ONE

11' 8" narrows to fitted wardrobes x 10' 6" (3.56m x 3.20m) Double glazed window. Built in wardrobe via double opening doors. Carpet throughout. Door to en-suite shower room.

EN-SUITE

10' 7" x 4' 2" (3.23m x 1.27m) Double glazed window. Suite comprises; Double shower cubicle with thermostatic mixer shower inset. Push flush WC and wall mounted wash basin. Luxury Vinyl Floor Tiles.

BEDROOM TWO

10' 7" x 8' 1" (3.23m x 2.46m) Dual aspect double glazed windows. Carpet throughout.

BEDROOM THREE

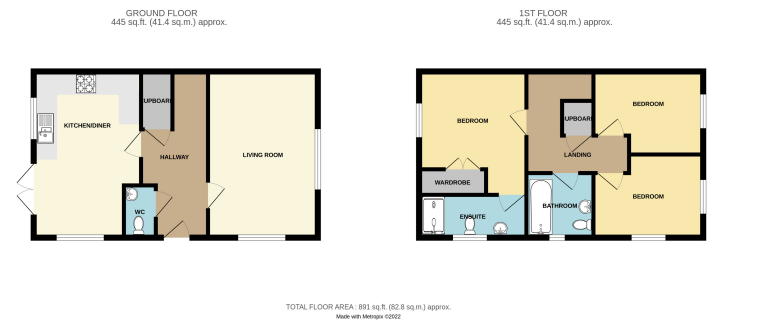
10' 11" x 7' 10" (3.33m x 2.39m) Double glazed window. Carpet throughout.

SOUTH FACING GARDEN

Mainly lawned. Part walled and fenced boundaries. Gate to off Road parking area to rear.

OFF ROAD PARKING

For 2 x vehicles.



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.