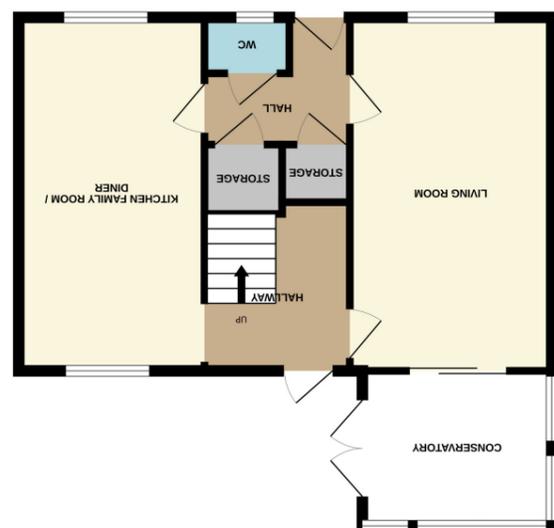
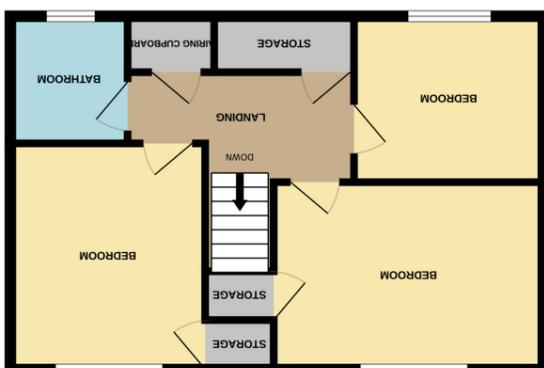


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, or 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: 1063 sq.ft. (98.7 sq.m.) approx.
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PROPERTY PARTICULARS

*** SPACIOUS & IMMACULATELY PRESENTED 3-BED SEMI-DETACHED HOUSE ***

Elliott and Smith welcome you to view this well-maintained, semi-detached property, located close to local shops, excellent Schools, Train Station and High Street.

A lovely family home boasting: South Facing Rear Garden; Three Double Bedrooms; Spacious Living Room; Conservatory; Separate Kitchen/Dining; Cloakroom; Bathroom; Ample Built-in Storage on both levels; Parking to Front.

GROUND FLOOR: Light and bright throughout, the ground floor flows effortlessly, featuring a contemporary kitchen and dining area, designed for both family life and entertaining. A separate, spacious living room, leading into a lovely light-filled conservatory, creating a versatile space to relax and enjoy the South facing rear garden views. For added convenience, the property includes a downstairs cloakroom. For practicalities, there is an abundance of cleverly integrated storage cupboards on both floors.

FIRST FLOOR: Three well-proportioned double bedrooms providing comfortable accommodation. You will also benefit from the recently installed, stylish, three-piece bath suite.

EXTERNAL: Sun-trap South facing rear garden to include undercover entertaining area, ideal for alfresco dining and entertaining. Parking for two vehicles to the front of the property.

LOCATION: Positioned in a sought-after area of Rayleigh, walking distance to excellent transport links (0.6 miles to the Train Station), High Street, highly regarded Schools, and essential amenities, making this property an ideal home for commuters and families alike.

VIEWINGS: Highly recommended! Please contact Elliott and Smith 01268 947 947 to arrange your viewing.



HALLWAY

Storage Cupboard 3' 3" x 2' 10" (0.99m x 0.86m)
Understairs Storage Cupboard 4' 2" x 2' 10" (1.27m x 0.86m)

LIVING ROOM

18' 1" x 10' 4" (5.51m x 3.15m)

KITCHEN/DINING

17' 7" x 9' 6" (5.36m x 2.90m)

CONSERVATORY

9' 9" x 7' 10" (2.97m x 2.39m)

CLOAKROOM

4' 5" x 2' 5" (1.35m x 0.74m)

LANDING

9' 11" x 2' 7" (3.02m x 0.79m)

PLUS

Storage/Boiler Cupboard 3' 3" x 2' 9"
Storage Cupboard 6' 4" x 2' 8"

BEDROOM ONE

13' 5" x 9' 7" (4.09m x 2.92m) Plus Over-Stairs Storage Cupboard.

BEDROOM TWO

11' 7" x 9' 7" (3.53m x 2.92m) Plus Storage Cupboard 3' 4" x 3' 1"

BEDROOM THREE

9' 7" x 7' 10" (2.92m x 2.39m)

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)

ADDITIONAL INFORMATION

Council Tax Band C

