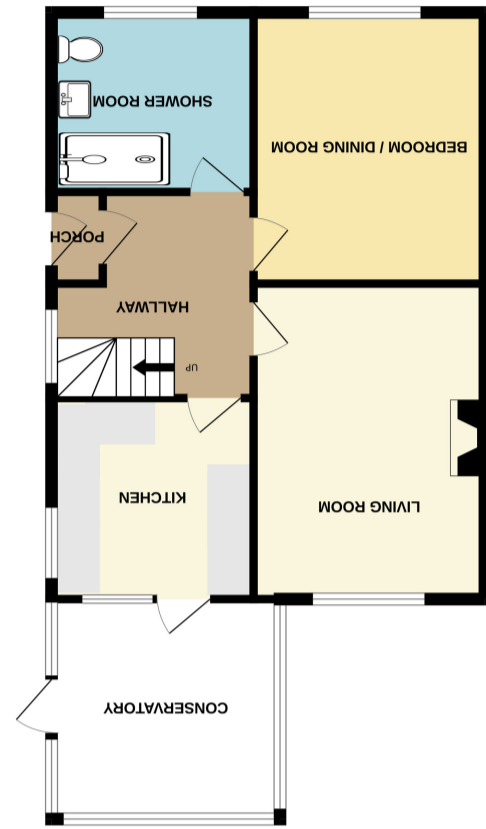
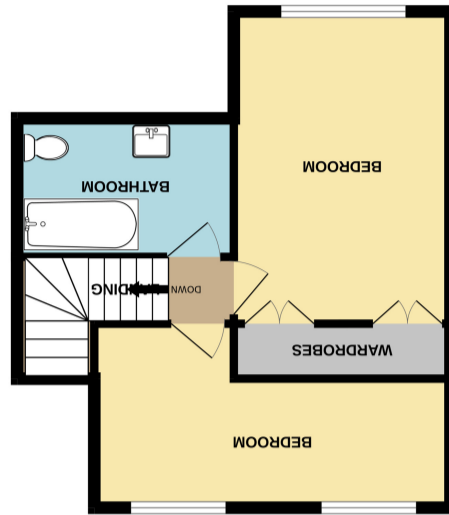


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating	
Potential	Current
83	55
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.  
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### PROPERTY PARTICULARS

\*\*\* HIGHLY SOUGHT-AFTER LOCATION PROPERTY - MINUTES TO HIGH STREET AND STATION \*\*\*

Elliott and Smith are pleased to present to you this charming and SPACIOUS 2/3 BED SEMI-DETACHED CHALET BUNGALOW, situated just a few minutes walk to Rayleigh High St and Station. Presented in impeccable condition with immense potential to extend STPP. The property boasts: Two/Three Double Bedrooms; Upstairs and Downstairs Bathrooms; Spacious Kitchen; Separate Living Room; Light and Bright Conservatory; South Facing Rear Garden. Whether you are a first time buyer, downsizing, or, looking for a property with potential to extend, this is a must view for you.

Vendors have found a property, onward chain is complete.

### FRONT OF PROPERTY

This property benefits from: Multi-vehicle driveway; Large front lawn; Access to rear garden via timber gate.

### PORCH

3' 1" x 2' 9" (0.94m x 0.84m)

### HALLWAY

10' 4" (L-Shaped hallway narrows to 4' 2" x 7' 2" (3.15m x 2.18m)

### LIVING ROOM

14' 9" x 10' 10" (4.50m x 3.30m) Lovely living area with views of the rear garden. Feature brick built coal effect fireplace; Carpeted flooring; Ceiling light fittings.

### KITCHEN

9' 5" x 9' 1" (2.87m x 2.77m) Modern fitted kitchen (fitted in 2022) with integrated appliances to include: Zanussi double electric oven; Electric hob; Extractor fan; Dishwasher; One and a half stainless steel sink; Mixer tap; Ample wall and base units with ambient under cabinet lighting; Space for fridge/freezer; Drawers to include pan drawer; Timber worktops; Timber flooring; Tiled splashbacks; Ceiling spot lights.

### CONSERVATORY

10' 7" x 10' 3" (3.23m x 3.12m) Situated off the kitchen, the conservatory would be ideal for dining, with views of the sunny South facing garden. Apex roof; Tiled flooring; Ceiling fan.

### BEDROOM THREE

12' 8" x 10' 10" (3.86m x 3.30m) Situated on the ground floor, this spacious room is perfect if you require a downstairs bedroom, or a separate dining room. Carpeted flooring; Radiator; Ceiling light fittings.

### DOWNSTAIRS SHOWER ROOM

9' 5" x 8' 5" (2.87m x 2.57m) Modern and spacious shower room comprising of: Large shower; Glass screen; Mira Sport electric shower; Vanity basin; WC; Tall wall-mounted towel radiator; Wall-mounted mirror; Vertical blinds to window.

### UPPER HALLWAY

6' 1" x 3' 2" (1.85m x 0.97m)

### BED ONE

15' 5" x 10' 2" (4.70m x 3.10m) Bright and spacious double bedroom with: Sliding doors to built-in-robres; Louvered doors to built-in-cupboards; Carpeted flooring; Ceiling light fittings.

### BED TWO

16' 7" x 8' 7" narrows to 6' 1" (5.05m x 2.62m) Double bedroom with: Built-in cupboard; Carpeted flooring; Radiator; Ceiling light fittings.

### BATHROOM

10' 3" x 6' 5" (3.12m x 1.96m) Spacious bathroom with white three-piece suite, comprising of: Basin and vanity unit; Bath with shower attachment; WC. Laminate flooring; Fully tiled walls; Radiator; Ceiling light fittings.

### REAR GARDEN

Add your personal touch of landscaping to this fully fenced, South facing, low maintenance rear garden. Under-cover area to side; Paved patio area; Large lawn; Timber shed. The garden is approximately 60ft x 40ft.

