

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	62

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





LOCATION

Excellent location being only one mile from Rayleigh High Street and Train Station. Two minutes to Wyburns Primary School and five minutes to Fitzwimarc Secondary School. Five miles to Southend Airport and Southend Hospital.

FRONT OF PROPERTY AND REAR GARDEN

Multi-vehicle block paved driveway, with electric car charging point to side aspect. Rear access via timber gate.

Entertain al fresco in the beautiful garden and paved patio area. Fully fenced offering absolute peace and privacy. Lovely low maintenance lawn with plants and shrubs.

ENTRANCE HALLWAY

Welcoming and spacious hallway setting the scene for this fabulous family home. Warm timber flooring; Under-Stairs Storage Cupboard; Entry to: Cloakroom; Kitchen; Conservatory; Dining Room; Living Room.

CLOAKROOM

White low level WC; Hand basin; Tiles to Walls and Floor; Double Glazed Window to Side Aspect.

KITCHEN

11' 10" x 8' 6" (3.61m x 2.59m) Large windows allowing for plenty of natural light to permeate through this spacious fitted kitchen comprising of: Terracotta Tiling to Floor; Ample Wall and Base Units; Integrated Electric Oven; Integrated Gas Hob and Extractor Fan; Mixer Tap to Stainless Steel Sink and Drainer; Rolled Edge Worktops; Tiled Splash-backs; Space for: Washing Machine; Dishwasher; Fridge Freezer. Double Glazed Window to side and Double Glazed Door to Conservatory.

DINING ROOM

20' 8" x 11' 6" (6.30m x 3.51m) Absolutely stunning and elegant dining room! All your family will enjoy Christmas dinners and birthday parties in this gorgeous social and entertaining dining room. Plenty of space for your family and friends to enjoy being together. The room is adorned with; Character Feature Fireplace; Timber Flooring; French Doors Opening to the Beautiful Rear Garden.

LIVING ROOM

20' 8" x 11' 2" (6.30m x 3.40m) Considering the size of this fabulous and spacious living room, you receive a lovely warm and cosy feel to this room, perfect for unwinding and relaxing. Warm Timber Flooring Throughout; Feature Brick Wall.; French Doors to Rear Garden.



CONSERVATORY

11' 10" x 8' 6" (3.61m x 2.59m) Large double glazed windows and French doors surround the conservatory with uninterrupted views of the rear garden. Versatile space to suit your individual requirements, whether it be a: Home Office; Sun Room; Play Room; Games Room/Media Room. This is a perfect addition to this remarkable home.

FIRST FLOOR HALLWAY

Upon viewing this property, the impressive ground floor space has already won you over and when you approach the first floor, you will be wowed at how much more space this property offers. The first floor comprises of: Two Bathrooms; Main Bedroom; Large Dressing Room; Bedroom Two; Stairs to Second Floor.

BEDROOM ONE & WALK-IN-ROBE/DRESSING ROOM

19' 4" x 11' 2" (5.89m x 3.40m) Bedroom
8' 2" x 6' 11" (2.49m x 2.11m) Walk-in-Robe/Dressing Room
Sophisticated and graceful, this large bedroom suite boasts: Dual Aspect Windows allowing plenty of fresh air and natural light to flow through; Carpeted Flooring. This sizeable double bedroom boasts: Carpeted Walk-in Robe Fitted with Hanging Rails and Storage Area.

BEDROOM TWO

11' 10" x 8' 6" (3.61m x 2.59m) Spacious, Rear Aspect, Carpeted, Double Bedroom. Master bedrooms are rarely of this size so you really are spoiled for choice!

MAIN BATHROOM

8' 10" x 7' 7" (2.69m x 2.31m) 'Space' is the key word throughout this property and this bathroom is no exception! Boasting: Double Vanity Unit with Drawers; Two Basins; Mixer Taps; Panelled Bath; Waterfall Mixer Tap and Hand Held Shower Attachment to Bath; Fitted Storage Boiler Cupboard; Chrome Towel Radiator; Mediterranean Inspired Flooring; Tiles to Walls

SECOND BATHROOM

7' 3" x 5' 7" (2.21m x 1.70m) Every house should have two bathrooms! The second bathroom's three-piece suite comprises of: Fitted Vanity with Inset Basin; Hot and Cold Taps; WC; Panelled Bath; Electric Shower; Shower Screen; Heated Towel Rail; Tiles to Wall and Floor.

SECOND FLOOR BEDROOMS THREE AND FOUR

13' 1" x 7' 7" (3.99m x 2.31m) Bedroom Three
13' 1" x 7' 7" (3.99m x 2.31m) Bedroom Four
Two double bedrooms accommodate the second floor and both rooms boast: Large Built-in Cupboards; Storage to Eaves; Carpeted Flooring.

ROCHFORD COUNCIL

BAND D

