



## Rayleigh, Offers Over £425,000, 2 Bedroom Semi Detached

"PARK LIKE" Rear Garden for this Two Double Bedroom Bungalow. Ideal to Extend to Rear / Side or Upwards. Be sure to Watch the Video ! Close to Shops, Train Station, Parks, Schools and lots of other Amenities. 25 ft Open Plan Lounge / Dining Room and 22 ft Kitchen / Breakfast. Garage & Parking.

Council Tax Band: C

EPC Rating: TBD



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

[Down Hall Road, Essex, SS6 9LY](#)

"PARK LIKE" HUGE REAR GARDEN / SEE THE VIDEO !

TWO DOUBLE BEDROOM BUNGALOW  
JUST MINUTES FROM RAYLEIGH TRAIN STATION

WALKING DISTANCE OF HIGH ST, COUNTRY WALKS, BUSES,  
PARKS, SCHOOLS, AND SHOPS

ENTRANCE PORCH AND 11 FT ENTRANCE HALL

25 FT 9 OPEN PLAN LOUNGE / DINING ROOM  
WITH DOORS TO GARDEN AND FEATURE FIREPLACE

22 FT 6 OPEN PLAN FITTED KITCHEN TO BREAKFAST AREA  
WITH DOUBLE DOORS TO GARDEN

GOOD SIZE FAMILY BATHROOM

REAR AND SIDE GARDEN WHICH MUST BE SEEN

IDEAL TO EXTEND TO SIDE, REAR OR UPWARDS (STPP)

FANTASTIC SIZE PLOT

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**Energy Performance Rating:** TBD

**Council Tax Band:** C

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**Entrance Porch**

5' 8" x 4' 8" (1.73m x 1.42m)

**Entrance Hall**

11' (3.35m)

**Open Plan Lounge / Dining Room** with Doors to Huge Rear Garden

25' 9" x 10' 3" (7.84m x 3.12m)

**Open Plan Kitchen / Breakfast Room** with Doors to Rear Garden

22' 6" x 8' 10" (6.85m x 2.69m)

**Master Bedroom** with Feature Fireplace  
and Sliding Doors to Side Garden

14' 5" x 11' 1" (4.39m x 3.38m)

**Bedroom Two** with Window to Side

14' 9" x 9' 4" (4.49m x 2.84m)

**Family Bathroom**

9' 2" x 8' (2.79m x 2.44m)

**Rear Garden "Park Like" Extending to Well over 100ft**

**Side Garden with ((( HUGUE POTENTIAL ))) for Side Extension**

**Garage and Driveway Allowing Multiple Parking**



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