



## Rayleigh, Offers Over £500,000      4 Bedroom Detached

Superb Family Home brought to you by Essex Guild Homes in the Select, Quiet Cul-de-Sac Location. Easy walking distance of Rayleigh Train Station, Shops and Parks. Lovely Wrap-Around Rear Garden and Detached Double Garage. 18ft 10 Dual Aspect Lounge, Fitted Kitchen opens to Dining plus Utility

Council Tax Band: E      EPC Rating: C



**Dene Gardens, Essex, SS6 9LJ**

**Star Features:**

**SUPERB FOUR BEDROOM FAMILY HOME**

AT THE END OF A LOVELY, QUIET, SOUGHT AFTER CUL-DE-SAC LOCATION

GENEROUS "WRAP-A-ROUND" REAR GARDEN

DETACHED DOUBLE GARAGE WITH POWER AND LIGHTING

18FT 10 DUAL ASPECT LOUNGE WITH DOUBLE DOORS TO REAR GARDEN

GOOD SIZE FITTED KITCHEN OPEN TO DINING ROOM  
AND DOOR TO UTILITY ROOM

GROUND FLOOR WC AND FIRST FLOOR BATHROOM

MASTER BEDROOM WITH FITTED WARDROBES  
AND EN-SUITE SHOWER ROOM

LOTS OF "EXTENDING POTENTIAL" SUBJECT TO PLANNING

MUST BE VIEWED

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**Energy Performance Rating: C**

**Council Tax Band: E**

**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:**

**Shaped Entrance Hall** with Storage Cupboard

19' 6" (5.94m )

**Ground Floor WC**

**Dual Aspect Lounge**

with Double Doors to Landscaped Wrap-a-Round Garden

18' 11" x 11' 4" (5.76m x 3.45m)

**Dining Room Open to Fitted Kitchen**

Overall Measurement 22' 9" x 8' 9"max (6.93m x 2.66m)

**Dining Room** with Window Overlooking Rear Garden

10' 11" x 8' 9" (3.32m x 2.66m)

**Utility Room** with Dual Aspect Windows and Door to Rear Garden

7' 9" x 6' 6" (2.36m x 1.98m)





**First Floor Landing**

**Master Bedroom** with Fitted Wardrobes Plus En-Suite  
11' 9" x 10' 10" (3.58m x 3.30m)

**En-Suite to Master** with Shower and Heated Chrome Towel Radiator

**Bedroom Two to Rear**

11' 6" x 8' 9" (3.50m x 2.66m)

**Bedroom Three to Front**

10' x 7' 1" (3.05m x 2.16m)

**Bedroom Four to Front**

8' 6" x 7' 2" (2.59m x 2.18m)

**Family Bathroom**

7' x 6' 6" (2.13m x 1.98m)



**Rear Garden "Wrap-a-Round" Style**  
with Door to Rear of Double Garage

**Front Garden**

**Double Garage** with Power and Lighting Connected



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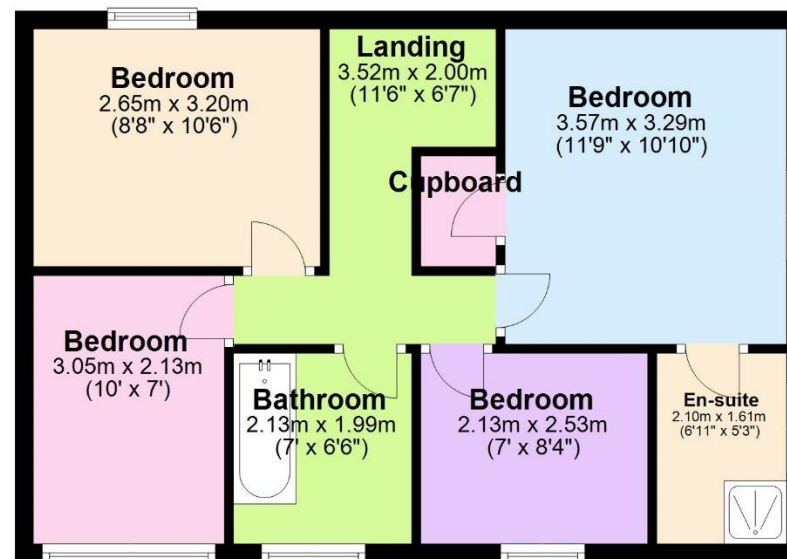
### Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



### First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

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