



Rayleigh, Guide Price £425,000 - £430,000, 2 Bed Semi-Detached Bungalow

Essex Guild Homes are Delighted to Offer this Semi-Detached Bungalow with Two Double Beds.
Lovely Big "West Facing" Fully Landscaped Rear Garden.
Good Size Rooms: 15ft 7 Lounge with Feature Fireplace, 23ft Conservatory overlooking Garden.
Detached Garage to Rear and Lots of Parking with Potential for More.

Council Tax Band: C EPC Rating: E



Rayleigh, Essex, SS6 9DJ

GREAT SIZE SEMI-DETACHED BUNGALOW WITH TWO DOUBLE BEDS

55FT to 60FT WEST FACING WELL LANDSCAPED REAR GARDEN

DETACHED GARAGE / IDEAL TO CONVERT TO HOME OFFICE OR GYM

23FT CONSERVATORY OVERLOOKING GARDEN

SOLID WOOD FITTED KITCHEN

15FT LOUNGE WITH BAY WINDOW TO FRONT AND FEATURE FIREPLACE

**MODERN FITTED SHOWER ROOM
WITH HEATED CHROME TOWEL RADIATOR**

SPACE TO EXTEND TO REAR OR UPWARDS WITH A LOFT CONVERSION !

**CLOSE TO LOTS OF SHOPS, WALKS, SCHOOLS
AND EASY ACCESS OF A130 / A127 / A13**

**IN OUR OPINION "A LOVELY, GOOD SIZE BUNGALOW
WITH A FANTASTIC GARDEN IN A QUIET CUL-DE-SAC LOCATION"**

Energy Performance Rating: E

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:

Shaped Entrance Hall with Wood Flooring

Lounge with Bay Window to Front and Feature Fireplace
15' 7" x 12' 4" (4.75m x 3.76m)

Conservatory Overlooking Landscaped West Facing Rear Garden
23' 0" x 7' 0" (7.01m x 2.13m)

Solid Wood Fully Fitted Kitchen
with Double Glazed Window and Door to Conservatory
11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom One with Double Glazed Bay Window to Front
12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Two with Double Glazed Window to Rear
10' 0" x 9' 2" (3.05m x 2.79m)

Modern Fitted Shower Room
Fully Tiled with Heated Chrome Towel Radiator
6' 0" x 5' 6" (1.83m x 1.68m)

55 - 60ft Landscaped West Facing Rear Garden
55ft - 60ft

Detached Garage in Garden
with Potential to Convert to Home Office / Gym / Garden Room

Landscaped Front Garden with **Huge Potential** for More Parking

Side Driveway approx. 40ft

Notes: We have been informed by the vendor that in 2022 the loft was fully insulated, and the roof was re-lined.



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GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



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