



Rayleigh, £475,000, 4 Bedroom Detached House

RARE OPPORTUNITY to purchase this Property with Fantastic **"ELEVATED"** FAR REACHING VIEWS & Balcony to Rear. Unique **"SPLIT LEVEL"** Family Home with FOUR BEDROOMS. **"Reverse Plan"** Accommodation with the Main Living Spaces at Ground Floor Level, and the Bedrooms and Main bathroom at Lower Ground Floor.

Must be Viewed to Fully Appreciate

Council Tax Band: E EPC Rating: TBC



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 8DB

FANTASTIC ELEVATED VIEWS FROM THE MAIN LIVING FLOOR

FOUR BEDROOM "SPLIT LEVEL" DETACHED FAMILY HOME WHICH MUST BE VIEWED

GOOD SIZE LOUNGE / DINING ROOM WITH BALCONY AND FAR REACHING VIEWS

DUAL ASPECT FRONT TO BACK KITCHEN / BREAKFAST ROOM

DOUBLE BEDROOMS. THREE LOWER AND ONE UPPER

CLOAKROOM / WC THEN FOUR PIECE BATHROOM TO LOWER FLOOR NEAR THE BEDROOMS

GARAGE AND OFF STREET PARKING WITH POTENTIAL FOR MORE !

HIGHLY SOUGHT AFTER LOWER LAMBRICKS LOCATION

POTENTIAL TO EXTEND AND CONVERT TO FIVE BEDROOMS & POTENTIAL FOR EN-SUITE

CELLAR / UTILITY ROOM ... VIEWING IS ESSENTIAL

Energy Performance Rating: TBC

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:

Entrance Hall

18' 7" x 8' 7" (5.66m x 2.61m)

Lounge / Dining Room with 12ft Balcony and Lovely Views

16' 0" x 11' 5" (4.87m x 3.48m)

Dual Aspect Through Fitted Kitchen / Breakfast Room with Views to Rear

24' 8" x 8' 9" (7.51m x 2.66m)

Cloak Room / WC with Two Piece Suite

6' 5" x 3' 0" (1.95m x 0.91m)

Bedroom

13' x 9' (3.96m x 2.74m)

Stairs From Hallway Lead Down to Lower Level



Lower Level Accommodation

Hallway with doors to Bedrooms and Rear Access to Garden

Master Bedroom Overlooks Rear Garden
with Fitted Wardrobes and Potential for En-Suite
14' 11" x 10' 4" (4.54m x 3.15m)

Bedroom Overlooks Rear Garden
11' 2" x 8' 9" (3.40m x 2.66m)

Bedroom with Double Glazed Window to Side
8' 9" x 8' 5" (2.66m x 2.56m)

Utility Room / Cellar with Large Storage Area Currently
used as a Workshop with Utility Services
25' in Length

Family Bathroom with Sep Shower and Bath
12' 7" x 4' 4" (3.83m x 1.32m)

Rear Garden with Large Patio, Lawn and Shed

Integral Garage to Front
with Up and Over Door, Power and Lighting Connected and Parking for One
Vehicle

Off Street Parking for 2 - 3 Cars with Lawn to Side





