

ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk



Rayleigh, Guide Price £375,000 - £385,000, Four Bed Semi Detached House

Essex Guild Homes are Delighted to Offer For Sale this Four Bedroom Semi-Detached Family Home just a Short Walk from Rayleigh Train Station (42 Minutes to Fenchurch St).

26ft Lounge opens to Dining Room with Folding Doors to Garden.

STUNNING FAMILY HOME which has been **COMPLETELY** Refurbished.

Council Tax Band: D EPC Rating: E Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 9LP

QUICK MOVE POSSIBLE...
VENDORS HAVE FOUND AN EMPTY PROPERTY TO BUY !

STUNNING FOUR BED FAMILY HOME

COMPLETELY RENOVATED TO A HIGH SPEC THROUGHOUT

JUST A FEW MINUTES WALK TO RAYLEIGH TRAIN STATION
(42 MINUTES TO FENCHURCH ST)

WALKING DISTANCE TO HIGH ST, COUNTRY WALKS, LOCAL SHOPS

26FT LOUNGE / DINING WITH TWO SETS OF FOLDING DOORS
TO REAR GARDEN

MODERN FITTED KITCHEN WITH VIEWS OVER GARDEN

LOVELY RE-FITTED BATHROOM WITH FOUR PIECE SUITE

GARAGE TO REAR PLUS OFF STREET PARKING WITH LIGHTING
& POWER IN GARAGE FOR ELECTRIC VEHICLE CHARGER CABLE

MUST BE VIEWED

Energy Performance Rating: E

Council Tax Band: D

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

12' (3.65m)

Through Lounge / Dining Room

26' 1" x 11' 7" (7.94m x 3.53m)

Lounge Area Neutral Decorated open to Dining Area

Dining Area with Two Sets of Doors to Rear Garden

Modern Fitted Kitchen

with Window overlooking Garden and Door to Side
11' 4" x 11' 1" (3.45m x 3.38m)

Ground Floor Bedroom to Front

13' 2" x 12' 1" (4.01m x 3.68m)

Ground Floor Bedroom to Side

9' 9" x 9' 1" (2.97m x 2.77m)



Ground Floor Luxury Four Piece Bathroom

8' 2" x 8' 1" (2.49m x 2.46m)

First Floor Landing with Built-In Cupboard

Bedroom with Double Glazed Window to Rear
with Lovely Garden Views

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom with Double Glazed Window
with Views to Rear

10' 5" x 9' 4" (3.17m x 2.84m)

Rear Garden

Garage with Up and Over Door
Ideal to Convert to Home Office etc.
Power & Lighting Connected

West Facing "Front Garden"
Perfect to see those Beautiful Sunsets

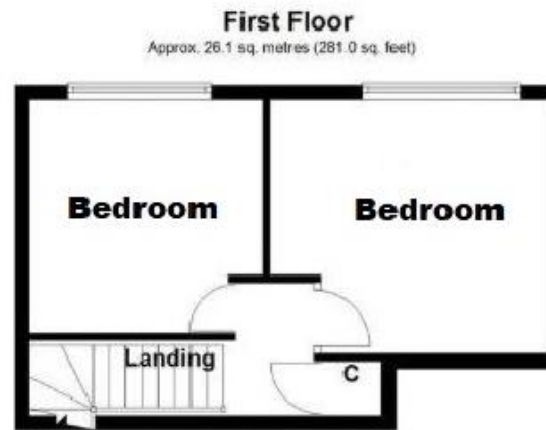
Plus "Off Street Parking" Area to Rear
with access for an Electric Vehicle Charger Cable in Garage











Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.