



### Rayleigh, Guide Price £685,000 - £695,000, 3 Bed Detached Bungalow

WOW.... **"Show Home Standard"** Three Bed Bungalow. Very Cleverly Extended to Rear with Luxury Kitchen / Dining / Family Room and Fantastic Lantern Ceiling (So Beautiful & Bright). Good Size Rooms Throughout, Large Bathroom with **Roll Top Bath** and Sep Shower.

**"Short Walk to High Street". VIEW NOW !**

Council Tax Band: EPC Rating: TBC Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Leslie Road, Essex, SS6 8PA

SHOW HOME STANDARD THROUGHOUT

CLEVERLY EXTENDED DETACHED THREE BED BUNGALOW

CLOSE TO TOWN / JUST A SHORT WALK TO M & S !

BEAUTIFUL FITMENTS AND DECORATION THROUGHOUT  
TO A VERY HIGH STANDARD

21 FT 2 LOUNGE WITH WINDOW TO FRONT  
AND DOUBLE DOORS TO REAR

20 FT 9 FITTED KITCHEN / FAMILY / DINING ROOM  
WITH FANTASTIC LANTERN CEILING AND DOORS TO GARDEN

LUXURY FOUR PIECE BATHROOM WITH FREESTANDING  
ROLL TOP BATH AND SEPARATE SHOWER

GARAGE AND DRIVEWAY ALLOWS MULTIPLE PARKING

VERY PRETTY BUNGALOW WITH SCREENED SMALL GARDEN AREA  
TO FRONT

MUST BE VIEWED IF YOU DESIRE A "READY TO MOVE" INTO  
BUNGALOW CLOSE TO TOWN

Rooms:

**Entrance Hall**

25' 10" x 6' max (7.87m x 1.83m)

**Lounge** with Double Glazed Window to Front

21' 2" x 11' 5" (6.45m x 3.48m)

**Kitchen / Dining Room / Family Room**

with Lantern Ceiling and Double Opening Doors to Rear Garden

20' 9" x 11' 9" (6.32m x 3.58m)

**Bedroom One** with Bay Double Glazed Window to Front

14' 2" x 12' (4.31m x 3.65m)

**Bedroom Two** with Double Glazed Window to Side

11' x 7' 11" (3.35m x 2.41m)

**Bedroom Three** with Double Glazed Window to Side

7' 10" x 7' 7" (2.39m x 2.31m)

**Luxury Bathroom** with Roll Top Bath and Sep Shower

8' 2" x 8' (2.49m x 2.44m)

**Landscaped Rear Garden** with Patio

Side access to Garage and Screened via natural planting.

**Garage, Full Length** with Rear Access Door to Garden

17' 6" (5.33m)

**Driveway / Front Garden** with Multiple Parking and Pretty Frontage



**General Notes:**

**Heating:** Via Gas Boiler and Radiators

**Electricity:** Mains

**Gas:** Mains

**Water and Sewerage:** Mains

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**Construction:** Standard Brick Built

**Mobile Connection:** Good 4G & 5G Connections

**Broadband:** Standard to Ultrafast

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**Energy Performance Rating:** TBC

**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.







