



26 Exmouth Drive



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Rayleigh
Essex
SS6 9PJ

Guide price £475,000



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This incredible four bedroom semi-detached house is the perfect purchase for a family looking for their forever home being right in the heart of a friendly neighbourhood with excellent local amenities. The property comes with ample off street parking, garage and sheds for additional storage and a stunning south facing rear garden with two seating areas which is a wonderful space to entertain guests throughout the year especially in those warmer summer months. As you walk through the front entrance door, you will find a downstairs cloakroom, lovely kitchen with separate utility room, three spacious reception rooms including a dining room, lounge and conservatory, immaculate four piece suite family bathroom and four great sized bedrooms. Location wise, this fantastic property is in catchment to Down Hall Primary School and The Sweyne Park School which are both highly sought after in the area and within walking distance, you can stroll a few minutes down the road to a parade of shops at Hambro corner, a 20 minute walk from Rayleigh station which is ideal for any commuters in the family as you can catch the train to London Liverpool Street within an hour and only a 25 minute walk from the high street where you can meet friends and enjoy shopping, cafes, bars and restaurants.



Entrance

Entrance door into porch comprising double glazed obscure window to front, smooth ceiling with inset spotlights, storage cupboard, wall mounted electric heater, laminate flooring, door to:

Hallway

Coved cornice to smooth ceiling with pendant lighting, stairs leading to first floor landing, dado rail, radiator, carpeted flooring, doors to:

Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin, low level dual flush w/c, smooth ceiling with pendant lighting, extractor fan, tiled splashbacks, radiator, vinyl flooring.

Dining Room

11'11" x 8'11" (3.63m x 2.72m)

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, dado rail, radiator, carpeted flooring.

Lounge

15'7" x 11'11" (4.75m x 3.63m)

Coved cornice to smooth ceiling with ceiling rose and pendant lighting, dado rail, radiator, carpeted flooring, double glazed sliding patio doors opening to:

Conservatory

10'3" x 9'8" (3.12m x 2.95m)

Double glazed windows to sides and rear, double glazed French doors to side leading to rear garden, Perspex anti glare roof, overhead spotlights, radiator, carpeted flooring.



Kitchen

11'5" x 8'8" (3.48m x 2.64m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink with mixer tap and drainer unit, integrated oven with four ring gas hob above and extractor unit over, space for dishwasher and under counter fridge, double glazed window to rear, double glazed door to rear leading to rear garden, smooth ceiling with ceiling light, tiled splashbacks, wall mounted security CCTV camera system, tiled flooring.

Utility Room

10'01" x 6'1" (3.07m x 1.85m)

Range of wall and base level units with roll top work surfaces above, space for American style fridge freezer, washing machine and tumble dryer, double glazed obscure window to rear, double glazed door to rear leading to rear garden, smooth ceiling with ceiling light, tiled flooring, door providing access to garage.

First Floor Landing

Large landing space which is currently being used as an office, double glazed Velux window to front, double glazed window to side, smooth ceiling with pendant lighting, loft access, dado rail, radiator, carpeted flooring, doors to:

Bedroom One

14' x 12' (4.27m x 3.66m)

Double glazed window to rear, coved cornice to ceiling with fan ceiling light, built in airing cupboard housing hot water tank, range of fitted furniture, radiator, carpeted flooring.

Bedroom Two

12' x 8'6" (3.66m x 2.59m)

Double glazed window to front, coved cornice to ceiling with pendant lighting, radiator, laminate flooring.