



## Grosvenor Road , Rayleigh, SS6 9GA Guide Price £375,000

\*\* GUIDE PRICE £375,000 - £385,000 \*\*

Cowling & Payne are delighted to present this THREE bedroom, end of terrace house for sale, perfect for first-time buyers and families alike. This house is conveniently located close to local schools, Swayne Park, and Rayleigh Railway station, making it ideal for those who value both education and outdoor leisure.

As you step into the property, you are welcomed by the reception room, a comfortable living room that promises to be the heart of the home. Further on, you will find a ground floor WC, providing added convenience to the household.

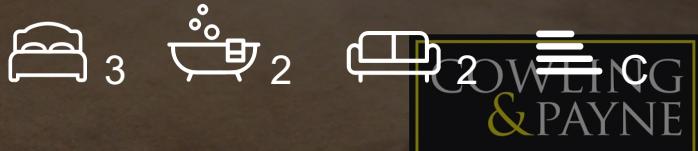
Moving on, the kitchen is complemented by a separate diner fitted with patio doors leading to the garden. This setup allows for a wonderful flow of natural light and provides easy access to the outdoor space, perfect for family gatherings or alfresco dining during the summer months.

The property boasts three bedrooms, two of which are spacious doubles, and the third is a well-proportioned single. These rooms provide ample space for relaxation, making them ideal for a growing family or for accommodating guests.

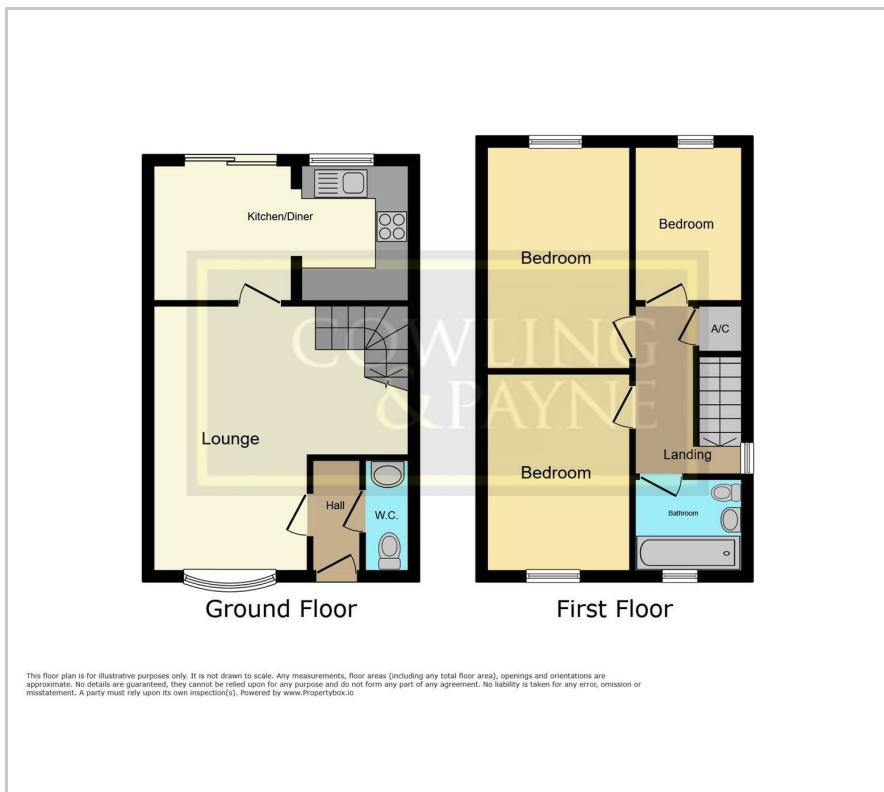
### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.

- GUIDE PRICE £375,000 - £385,000
- CHAIN FREE
- SPACIOUS LIVING AREA
- DINING AREA WITH PATIO DOORS LEADING INTO GARDEN
- GOOD SIZE GARDEN WITH PATIO AREA
- GROUND FLOOR CLOAKROOM
- OFF STREET PARKING
- POPULAR LOCATION WITH LOCAL AMENITIES NEARBY
- EPC RATING - C
- COUNCIL TAX BAND D - ROCHFORD



## Floor Plan

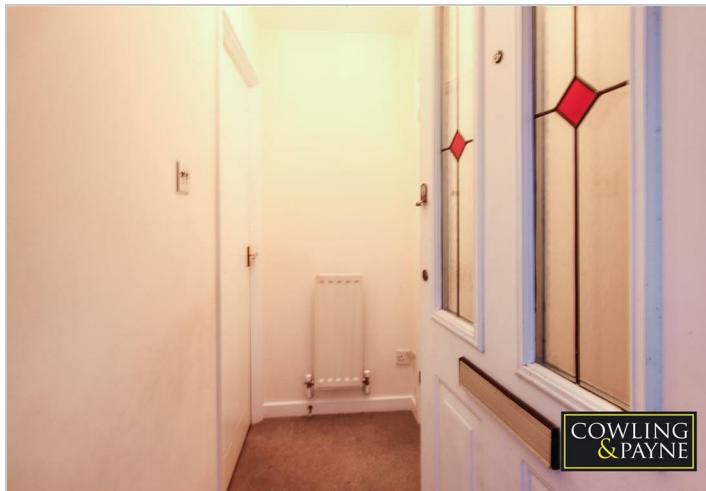


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(38-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/81/EC			
England & Wales			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.