

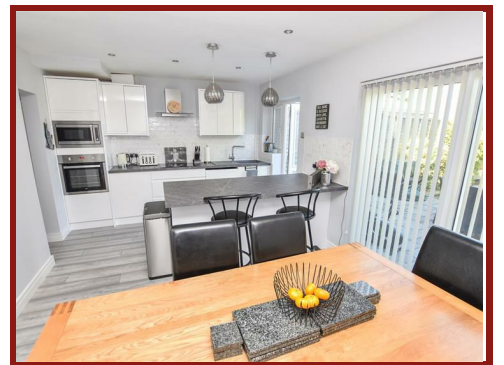


COUNTRYSIDE ESTATES

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25 Trinity Road, Rayleigh, Essex, SS6 8QD

Offers In Excess Of £380,000 Freehold

This charming three bedroom semi detached character property with a modern CONTEMPORARY twist that is ready to move straight into! With a comfortable lounge, opening through to a STUNNING 17' X 11'6 LUXURY KITCHEN/DINER, 3 bedrooms, luxury bathroom/wc, a secluded 40' rear garden and generous parking to the front.

The property is situated in this sought after and convenient location close to local shops, schools and bus services and within easy access of RAYLEIGH HIGH STREET and mainline station. Early viewing is strongly advised to avoid disappointment.

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ACCOMMODATION

Upvc double glazed entrance door and side window leading to:-

RECEPTION HALL



Radiator. Laminate floor. Staircase to first floor. Smooth plastered ceiling with recessed lights.

LOUNGE 13'6 x 11'6 (4.11m x 3.51m)



Double glazed bay window to the front. Radiator. wall mounted TV point. Smooth plastered ceiling with recessed lights. Open access to:-



LUXURY KITCHEN/DINER 17' x 11'6 (5.18m x 3.51m)



Smooth plastered ceiling with recessed lights. Luxury fitted gloss white soft closing units to both eye and base level with extensive range of worktops and tiled splash backs. Built in stainless steel oven and microwave. Integrated washing machine , fridge and separate freezer. Inset stainless steel sink unity with mixer taps. Inset Zanussi hob with extractor hood and backing. Double glazed patio doors and single glazed door together with window to the rear. Feature room divider.



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FIRST FLOOR LANDING



Internal white panelled doors with chrome furniture leading to all rooms. Airing cupboard. Loft access.

BEDROOM 3 9'6 x 6'6 (2.90m x 1.98m)



Double glazed window to front. Radiator. Smooth plastered ceiling with recessed lights.

BEDROOM 1 13'6 x 11'6 (4.11m x 3.51m)



Double glazed window to front. Radiator. Telephone point., Smooth plastered ceiling with recessed lights. TV point.

BATHROOM/WC



Double glazed window to rear. Suite comprising panelled bath with screen. Plumbed in shower over. Wash hand basin in vanity unit. Concealed wc. Smooth plastered ceiling with recessed lights. Fully tiled walls and tiled floor. Heated towel rail.

BEDROOM 2 11'6 x 9'6 (3.51m x 2.90m)



double glazed window to rear. Radiator. Smooth plastered ceiling with recessed lights.

OUTSIDE

REAR GARDEN 40' (12.19m)



To the rear of the property is a 40' garden commencing with an

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attractive patio area leading to lawn with raised flower beds. Numerous established trees and shrubs. There is a rear vehicle/pedestrian access via Broad Oak Way.



FRONT GARDEN



To the front of the property is off street parking for 2/3 vehicles.

BUILT 1957

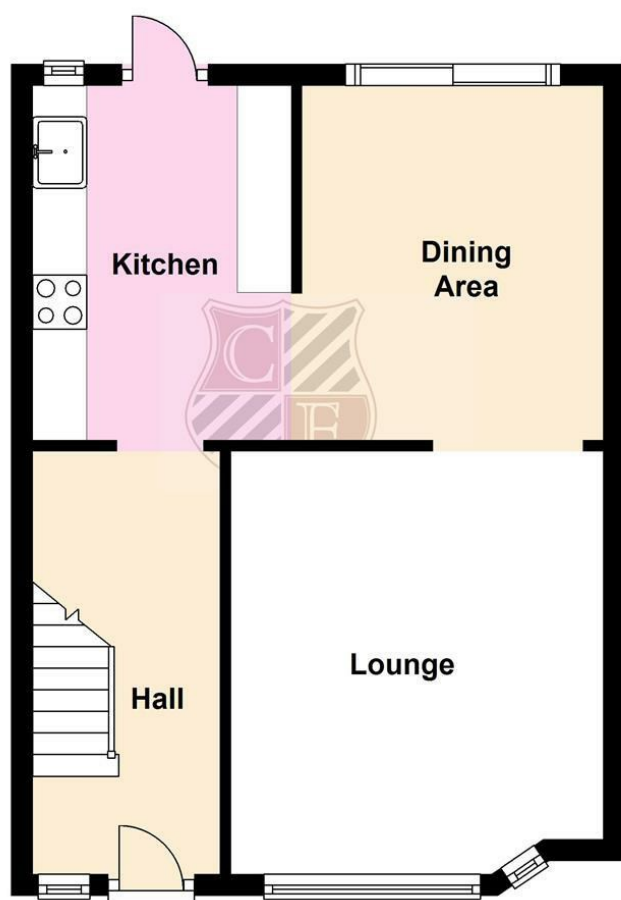
VIEWING

Strictly by appointment through COUNTRYSIDE ESTAES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

