

# COUNTRYSIDE

## ESTATES



**21 Vernon Avenue, Rayleigh, Essex, SS6 9BS**

**Guide Price £450,000 Freehold**

Guide Price: £450,000 - £475,000 A SPACIOUS FAMILY HOME WITH OUTBUILDING IDEAL WORK FROM HOME/LEISURE SPACE. Conveniently located to local amenities and schools as well as being a short walk to Rayleigh Station for London Liverpool Street. Offering good size lounge, kitchen/diner with modern fitted units, utility/bar room, three bedrooms and a family bathroom. Offered with no onward chain. Viewing is strongly advised.



## 21 Vernon Avenue, Rayleigh, Essex, SS6 9BS

### Accommodation

Upvc part glazed entrance door, opening through to:

### Entrance Porch

Upvc double glazed obscure windows to front aspect, smooth plastered ceiling with inset spotlights, part glazed door leading through to:

### Entrance Hall



Wood flooring, coved smooth plastered ceiling with inset spotlights, radiator, staircase leading to first floor accommodation with storage cupboard underneath. Open plan to:

### Lounge 13'0 x 10'10 (3.96m x 3.30m)



Upvc double glazed French doors with glazed side panel opening out to rear garden, wood flooring, coved smooth plastered ceiling with inset spotlights, wood burner with oak mantel, radiator, TV and power points.



### Kitchen/Diner 18'0" x 11'6" > 10'7 (5.49m x 3.51m > 3.23m)



Upvc double glazed window to front aspect, French doors leading out to rear garden, tiled flooring, coved smooth plastered ceiling with inset spotlights, fitted kitchen with gloss units and wooden worktops, tiled splash backs, range style gas cooker with extractor fan over, butler sink with chrome flexi tap, space for fridge freezer, dishwasher and washing machine, pantry cupboard, radiator and power points.





## 21 Vernon Avenue, Rayleigh, Essex, SS6 9BS



Bedroom One 13'6 x 11 (4.11m x 3.35m)



Utility/Bar 6'8 x 5'3 (2.03m x 1.60m)



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, built-in wardrobes, radiator, TV and power points.



Upvc double glazed window to front aspect, wood flooring, coved smooth plastered ceiling, fitted unit with wooden worktop, space for tumble dryer, power points.

Landing



Bedroom Two 11'7 x 9'4 (3.53m x 2.84m)



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, airing cupboard and power points.

Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.



## 21 Vernon Avenue, Rayleigh, Essex, SS6 9BS

Rear Garden 32' x 30' (9.75m x 9.14m)



**Bedroom Three 10'0 x 6'8 (3.05m x 2.03m)**

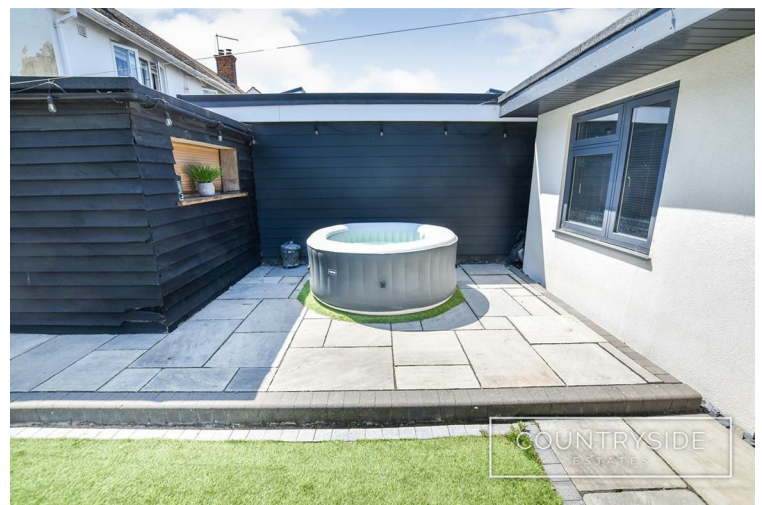


Low maintenance landscaped garden commencing with a spacious patio, leading to astroturf and further sun patio, custom built wooden shed, side access, external lighting, power points and water tap.



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

**Family Bathroom 8'1 x 5'10 (2.46m x 1.78m)**



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, tiled walls, modern white suite comprising I-shaped panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, electrical shaver point, chrome heated towel rail.



## 21 Vernon Avenue, Rayleigh, Essex, SS6 9BS



Outbuilding 28'10 x 11'0 (8.79m x 3.35m)



Front Garden



Currently partitioned into two rooms creating ideal work from home and leisure spaces, Upvc double glazed French doors and window, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, TV and power points.

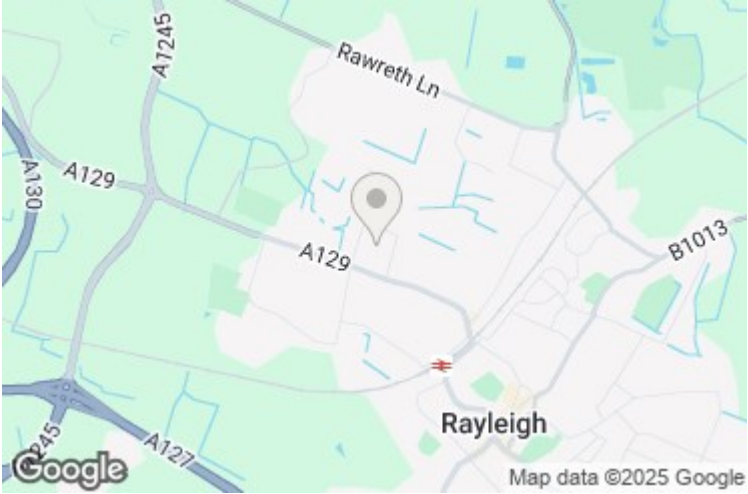
Block paved driveway providing ample off street parking for several vehicles.

**Council Tax**  
BAND C - Rochford District Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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