



COUNTRYSIDE ESTATES

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24 High Road, Rayleigh, Essex, SS6 7AA

Guide Price £695,000 Freehold

GUIDE PRICE £695,000 - £725,000. AN IMPRESSIVE "SIX" BEDROOM DETACHED FAMILY HOME OVER THREE FLOORS offering great living accommodation including a lounge with feature fire and french doors to garden, spacious kitchen/diner, separate dining room, study and utility room. Four double bedrooms to the first floor, two with en-suite shower rooms plus a family bathroom. On the second floor two further bedrooms and a bathroom.

Externally, this property boasts a private un-overlooked landscaped rear garden, with access to rear block paved driveway providing ample off street parking for several vehicles in addition to an integral double garage.

Positioned in the heart of Rayleigh just minutes walk away from shops and leisure facilities, walking distance to Rayleigh train station for links to London Liverpool Street. THIS PROPERTY MUST BE VIEWED TO BE BELIEVED.

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Accommodation

Wooden part glazed entrance door, leading to:

Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling, under stairs, storage cupboard, radiator and power points. Doors leading to:

Lounge 17'4 x 11'7 (5.28m x 3.53m)



Upvc double glazed windows to both rear and side aspects, french doors leading out to garden, coved smooth plastered ceiling, carpet, feature fireplace with inset gas fire, radiators, TV and power points.

Kitchen 17'4 x 11'8 (5.28m x 3.56m)



Upvc double glazed windows to side aspect, tiled flooring, coved smooth plastered ceiling with inset spotlights, fitted wall and base units with contrasting worktops, stainless steel sink, integrated appliances comprising of fridge, dishwasher, gas hob with stainless steel extractor fan over, double oven, radiator, TV and power points.



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Utility Room 10'0 x 5'6 (3.05m x 1.68m)



Upvc double glazed rear door, coved smooth plastered ceiling, tiled flooring, fitted wall and base units matching to kitchen, stainless steel sink with drainer, tiled splash backs, power points, space for washing machine, tumble dryer, and american style fridge freezer. Radiator.

Dining Room 12'1 x 11'7 max (3.68m x 3.53m max)



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

Study 11'6 x 9'8 max (3.51m x 2.95m max)



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

Ground Floor Cloakroom



Coved smooth plastered ceiling, tiled flooring, vanity wash hand basin with chrome mixer tap, concealed w.c, heated towel rail.

First Floor Landing



Coved smooth plastered ceiling, carpet, radiator and power points. Storage and airing cupboards. Doors leading to:

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Master Bedroom 17'5 x 16'7 (5.31m x 5.05m)



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

Bedroom Two 17'5 x 11'7 (5.31m x 3.53m)



Upvc double glazed windows to both rear and side aspect, Upvc double french doors opening to a Juliet balcony over looking the garden, coved smooth plastered ceiling, radiator, TV and power points.



Bedroom Two En-Suite



Master En-Suite



Upvc double glazed obscure window to rear aspect, smooth plastered ceiling with inset spotlights, tiled flooring, fully tiled walls, corner shower cubicle with glass doors, wall mounted vanity wash hand basin with chrome mixer tap, close coupled w.c, heated towel rail, electric shaver point.

Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, tiled flooring, fully tiled walls, modern suite comprising of large walk-in shower, wall mounted vanity wash hand basin with chrome mixer tap, close coupled w.c, heated towel rail, electric shaver point.

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Bedroom Three 18'6 x 9'2 (5.64m x 2.79m)



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

Bedroom Four 11'8 x 11'3 (3.56m x 3.43m)



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

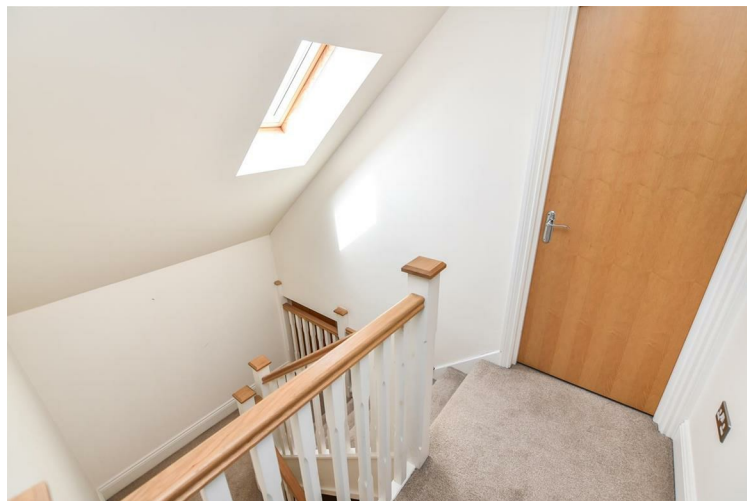
Family Bathroom 9'1 x 9'0 (2.77m x 2.74m)



Upvc double glazed obscure window to front aspect, smooth plastered ceiling with inset spotlights, tiled flooring, fully tiled

walls, modern suite comprising of paneled bath, shower cubicle with glass door, vanity unit wash hand basin with chrome mixer tap, close couple w.c, heated towel rail, electric shaver point.

Second Floor Landing



Velux window to rear aspect, smooth plastered ceiling, carpet, power points. Doors leading to:

Bedroom Five 15'1 x 11'7 (4.60m x 3.53m)



Upvc double glazed window to side aspect, velux window to front aspect, smooth plastered ceiling inset spotlights, carpet, radiator, TV and power points.

Bedroom Six 15'1 x 9'1 (4.60m x 2.77m)

Upvc double glazed window to side aspect, velux window to front, smooth plastered ceiling inset spotlights, carpet, radiator, TV and power points.

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Bathroom



Upvc double glazed obscure window to front aspect, smooth plastered ceiling with inset spotlights, tiled flooring, part tiled walls, modern suite comprising of paneled bath, wall mounted wash hand basin with chrome mixer tap, close coupled w.c, heated towel rail.

Rear Garden



Landscaped rear garden commencing with paved patio, lawn area bordered with established flower beds, side access to front and gate to rear leading to block paved driveway providing ample off street parking. External lighting and water tap.

Integral Double Garage 16'10 x 16'2 (5.13m x 4.93m)



Roller garage door opening to a block paved driveway to rear of property providing ample off street parking for several vehicles, upvc double glazed window to side aspect, lighting and power points, personal door to utility room.



Front Garden

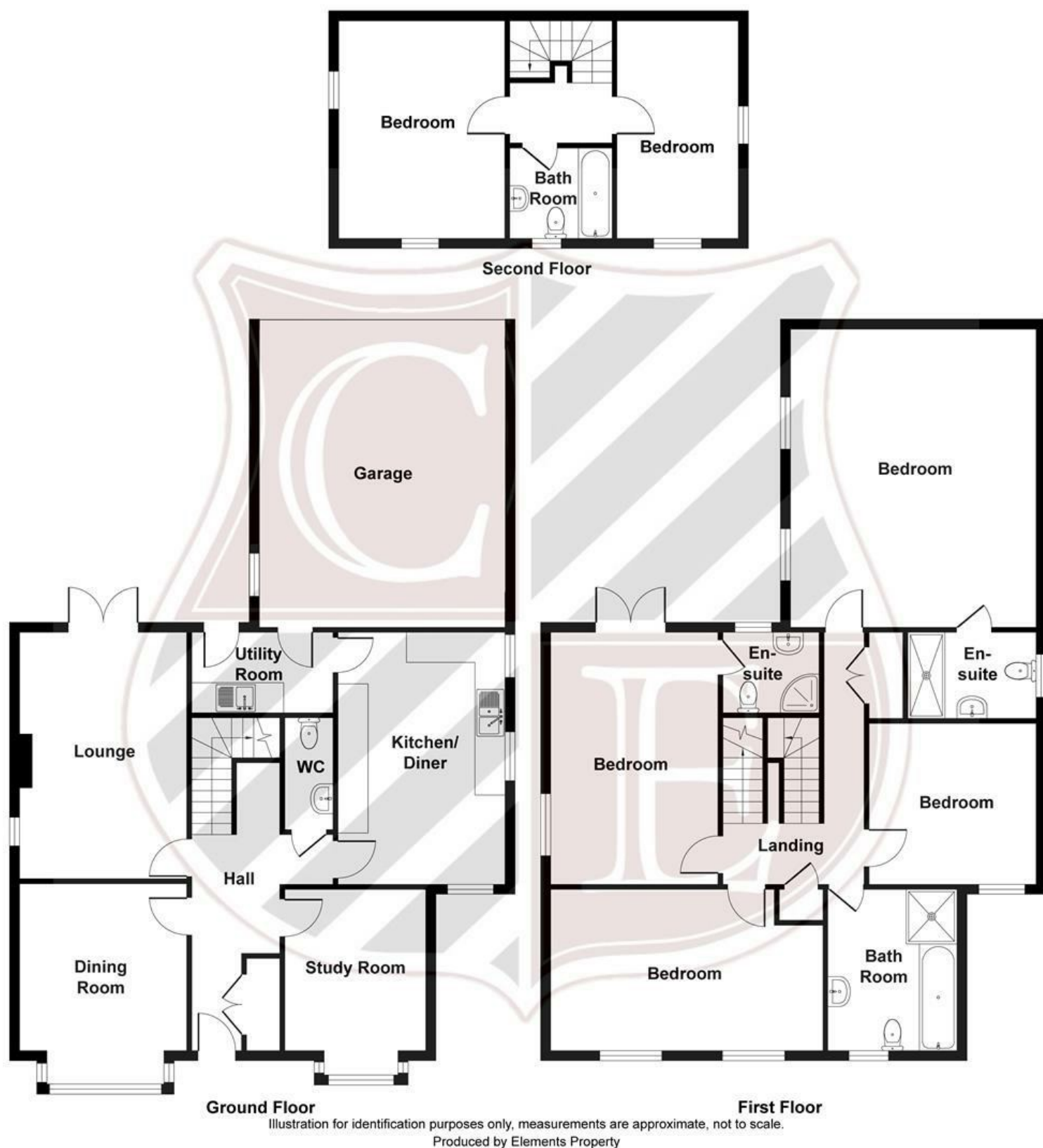


Wrought iron railings to front boundary, low maintenance astroturf with paved pathway leading to front door.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.