



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**165 Eastwood Road, Rayleigh, Essex, SS6 7LE**

**£400,000 Freehold**

A delightful three bedroom semi-detached character house, located in this very convenient location and occupying an impressive plot having a 150ft.Approx rear garden. Located on a direct bus route and within easy reach of most amenities.

The property has not been available on the market for 90 years and was built in 1895, having good sized well maintained accommodation which includes three double bedrooms, separate lounge and dining room plus a useful Nursery/study. This truly is a much loved family home waiting for the next family to move in and create their own personal touch.

VIEWING IS HIGHLY RECOMMENDED.

## 165 Eastwood Road, Rayleigh, Essex, SS6 7LE

### Entrance Hall

Aluminium double glazed door leading to entrance hall, radiator, stairs to first floor, central heating thermostat, telephone point.

### Lounge 13'3 x 13 (4.04m x 3.96m)



Light oak style UPVC bay window to front, radiator, telephone point, two wall light points, feature Limestone fireplace.

### Dining Room 13'9 x 11'3 (4.19m x 3.43m)



Aluminium double glazed window to rear, radiator, oak style fireplace, picture rail.

### Kitchen 11'4 x 8'8 red 5 (3.45m x 2.64m red 1.52m)



Window and door to flank, fitted base and wall cupboards, half

tilled walls, radiator, single drainer sink unit with cupboards under, extractor fan, gas point, door to bathroom.

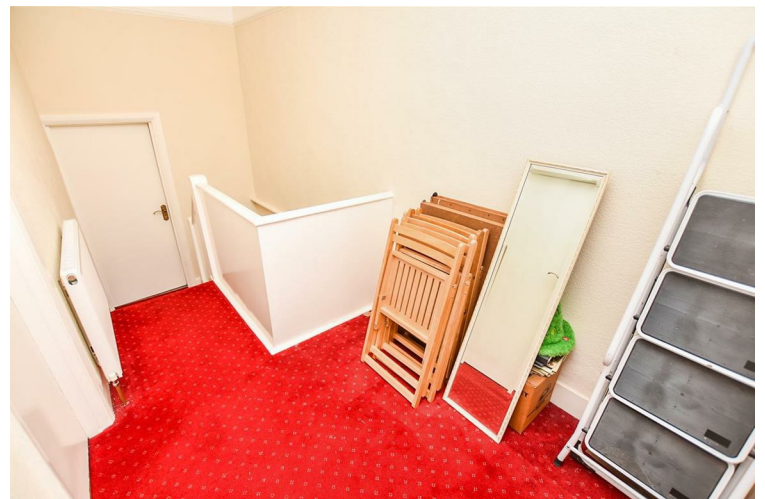


### Shower Room ( Off Kitchen) 6'6" x 5'8" (2 x 1.74)



Window to flank, electric underfloor heating, wall mounted heater, double width shower cubicle with overhead and hand held shower attachment, vanity wash hand basin, close coupled wc, chrome towel radiator, extractor fan.

### Landing



Radiator, access to large loft with ladder and lighting.

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**Bedroom One 12'4 x 10'10 (3.76m x 3.30m)**



Light oak style UPVC window to front, picture rail, radiator, telephone point.

**Bedroom Three 11'5 x 7'4 (3.48m x 2.24m)**



Window to rear, radiator, picture rail.

**Nursery/Study 8'2 x 4'6 (2.49m x 1.37m)**



**Bedroom Two 11'6 x 10'7 (3.51m x 3.23m)**



Window to rear, radiator, cupboard housing Vaillant gas combi boiler,



Light oak UPVC window to front, radiator.

**Rear Garden 150 x 27 (45.72m x 8.23m )**



Extensive well maintained lawn area, greenhouse and shed, side access.

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This area provides off street parking.

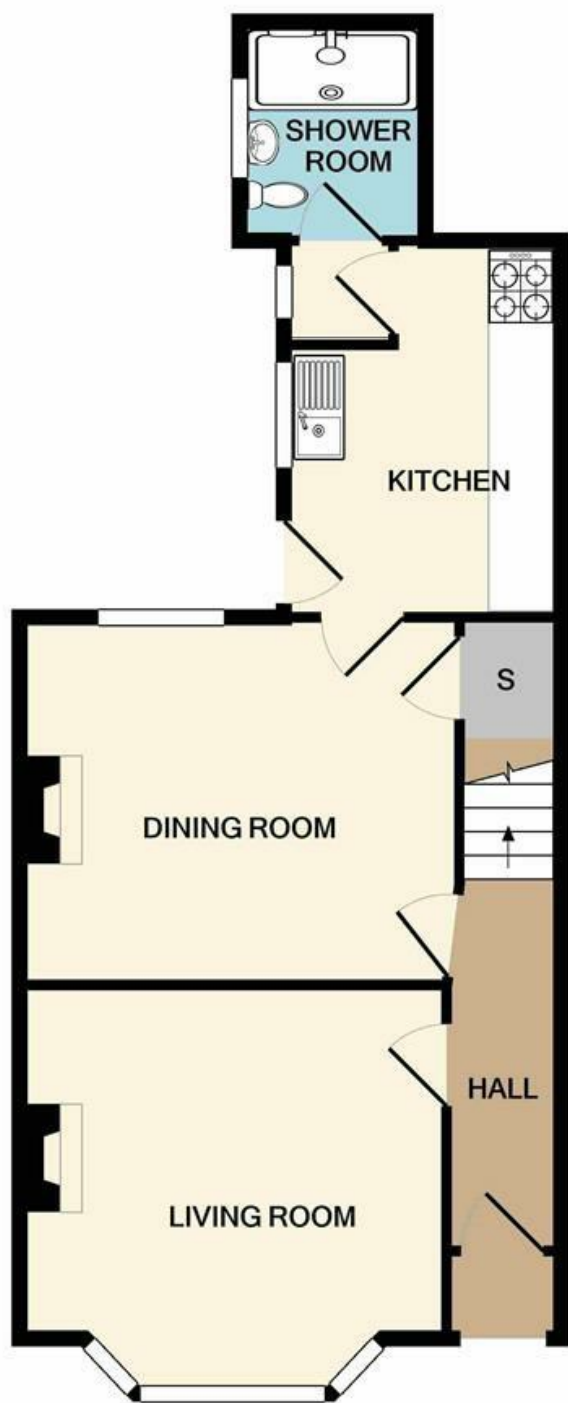


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 81        |
|                                             | 52      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



Front Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(47.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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