



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 29 The Chase, Rayleigh, SS6 8QN

**£325,000 - £350,000 Freehold**

Immaculate CHARACTER SEMI-DETACHED HOME with 2 DOUBLE BEDROOMS & 2 RECEPTION ROOMS all with cast iron fire places.

The property has potential for open plan ground floor living and 1st floor extension (STPP).

This lovely home also benefits from Upvc double glazing throughout, off street parking, fitted kitchen, fitted shower room and a conservatory/dining area. Situated in a popular location, close to local schools and amenities and within easy reach of Rayleigh High Street and bus routes. Guide Price £325,000-£350,000.

## 29 The Chase, Rayleigh, SS6 8QN

### Accommodation

Upvc entrance door with double glazed side panel leading into.....

### Entrance Hall

Carpet, doors to rooms and stairs to first floor.

### Lounge 12'6 x 10' (3.81m x 3.05m)



Upvc double glazed window to front, cast iron fireplace, carpet, radiator.

### Sitting Room 12'6 x 10 (3.81m x 3.05m)



Cast iron fireplace, carpet, radiator, under stairs storage space, open into....

### Conservatory/Dining Area 12' x 8' (3.66m x 2.44m)



Upvc double glazed with patio doors leading to rear garden, 2 radiators, carpet.

### Kitchen 12'6 x 9'6 (3.81m x 2.90m)



Fitted with units to both eye and base levels, laminate worktops, tiled splash backs, integrated eye level oven & grill, integrated hob with concealed extractor above, integrated one and a half bowl sink/drainer with mixer tap, fridge/freezer plus further single freezer and slimline dishwasher to remain, space for washing machine, Upvc double glazed window to side, vinyl flooring, wall mounted Potterton boiler, access to insulated loft, door to.....



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## Inner hallway

Carpet, airing cupboard, Upvc double glazed door leading to garden and door to.....

## Shower Room



Fully tiled to walls and floor, Upvc obscure double glazed window to rear, large walk in shower with glass screen, sink with chrome mixer tap inset in cupboard unit, close coupled W/C.

## First Floor

Small landing area with access to insulated loft.

## Bedroom 1 12' x 10' (3.66m x 3.05m)



Upvc double glazed window to front, cast iron fire place, carpet, fitted wardrobe, drawer and shelving unit, radiator, door to.....

## Cloakroom En-Suite

W/C and wash hand basin with chrome taps, carpet and shelving.

## Bedroom 2 12' x 10' (3.66m x 3.05m)



Upvc double glazed window to side, cast iron fire place, fitted cupboard, carpet, radiator

## Outside

The front of the property is block paved providing off street parking for 2 vehicles with gated side access to the rear garden.

## Rear Garden approx 45' x 27' (approx 13.72m x 8.23m)



Paved garden, well stocked with shrubs, plants and trees, fenced boundaries, outside tap.

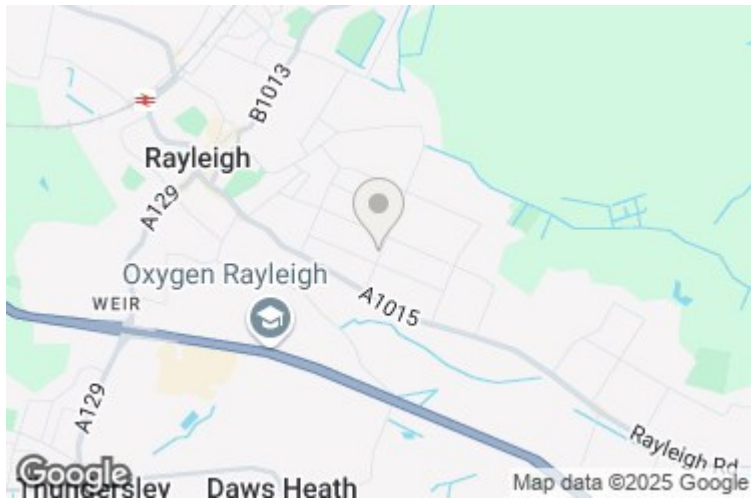
## Council Tax Band

Tax Band C - Rochford Council

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 CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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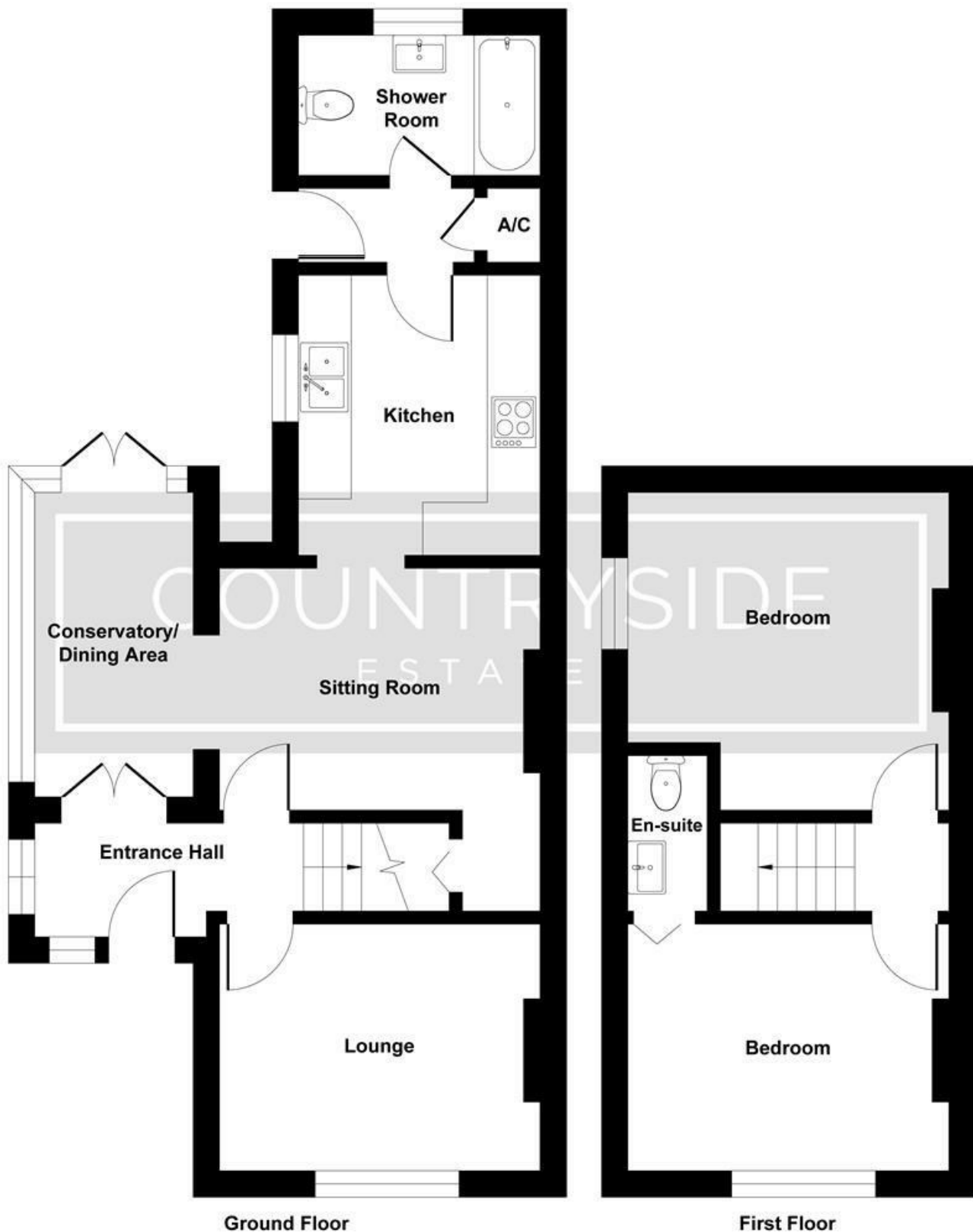


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