



Rayleigh £315,000

Semi Detached House

Essex Guild Homes are delighted to offer this Well-Maintained Family Home with Three Double Bedrooms, 14 ft Kitchen/Breakfast Room, Lounge, Dining Room, Approx 50 ft Rear Garden, Within Walking Distance of Train Station, **NO CHAIN**

EPC Rating: TBC



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Hatfield Road, Essex, SS6 9AP

Entrance Porch

Security double glazed entrance door, white inside and dark wood colours to rear, painted walls, tiled floor, light point, double glazed door to Entrance Hall.

Entrance Hall

Textured ceiling, door to cupboard housing meters, papered walls, carpeted, radiator.

Lounge 13' 8" x 12' (4.16m x 3.65m)

Double glazed bay window to front, textured ceiling, painted walls, feature fireplace, radiator, television aerial point, carpeted.

Kitchen 14' 2" x 7' 11" (4.31m x 2.41m)

Dual aspect white double glazed window and door to Rear Garden, textured and coved ceiling, fully-tiled walls, range of fitted units at both base and eye level, four ring gas hob inset to roll top work surface, fitted stainless steel fan oven below and pull-out extractor fan above, one and a half bowl stainless sink unit with chrome mixer tap, breakfast bar area with seating for several people, radiator, vinyl flooring, various power points.

Dining Room 11' 9" x 10' (3.58m x 3.05m)

Double glazed sliding patio doors to Rear Garden, textured ceiling, textured and papered walls in neutral colours, stairs lead to First Floor, understairs storage area, ceiling light point, radiator, various power points, carpeted.

Ground Floor Bedroom One 12' x 10' (3.65m x 3.05m)

Double glazed window to front, textured and coved ceiling, papered walls, fitted bedroom furniture including wardrobes and overhead units, separate drawer units and vanity table, neutral coloured carpet, ceiling light point, radiator, various power points.

Ground Floor Bathroom 7' 10" x 4' 3" (2.39m x 1.29m)

Double glazed window to rear, fully tiled walls, three piece suite comprises: low level wc, inset wash hand basin with chrome taps and vanity unit, panelled bath with chrome mixer tap, separate shower above bath, vinyl flooring.

First Floor Landing

Plastered ceiling, carpeted, doors to Bedrooms.

Bedroom Two 12' x 11' 10" (3.65m x 3.6m)

Dual aspect double glazed window to front and side, textured ceiling, neutral painted walls, built-in wardrobes, radiator, television aerial point, carpeted, various power points.

Bedroom Three 11' 9" x 10' 2" (3.58m x 3.10m)

Dual aspect double glazed window to front and side, textured ceiling, neutral painted walls, built-in wardrobes, radiator, carpeted, various power points.

Rear Garden 50' (15.23m)

Commences paved stone patio area, shaped lawn, well-established beds and borders of matured shrubs bushes and trees, natural screen hedging to rear, outside tap, feature garden awning, further patio area to rear.

Garage

Up-and-over door to front, double glazed window and door to Rear Garden, power and lighting connected.

Front Drive

Block paved allowing parking for two vehicles, shared drive leads to Garage.



Energy Performance Rating: TBC

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.



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