



Kingfisher Crescent, Rayleigh  
£1,750 PCM

home.

# 12 Kingfisher Crescent

Rayleigh  
SS6 9TT



- 3 Bedroom End Of Terrace Home
- Lounge, Dining Room & Conservatory
- 15 Mins Walk To Rayleigh Mainline Railway Station
- Beautiful Rear Garden & Off Street Parking

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033



Home Estate Agents are delighted to present this must see property, the location is perfect for commuters and families. With only a 15 minute walk to Rayleigh station this property ticks all boxes when it comes to convenience. Also located in the middle of numerous schools in Rayleigh it is hard to swipe past.

With parking for 3 cars, a beautiful garden, 3 reception rooms; what more are you waiting for, call us today to get your viewing booked in as this won't be around for long.





#### Lounge

13'7" x 12'2"

Single glazed window to front, artex ceiling with pendant lighting, radiator, laminate wooden effect flooring, open into;

#### Dining room

7'5" x 10'11"

Patio sliding doors to leading to conservatory. rear leading to rear garden, artex ceiling with pendant lighting, radiator, laminate wooden effect flooring, door to:

#### Kitchen

7'8" x 10'10"

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink and drainer unit, integrated gas hob, integrated oven, space for washing machine and fridge freezer, double glazed windows to conservatory and single glazed door to side leading to driveway, smooth ceiling with fitted pendant lighting, tiled splashbacks, tiled flooring.

#### Conservatory

A large additional reception room. Surround double glazed windows to side and rear, double glazed French doors, pendant lighting, radiator, tiled flooring.



#### Downstairs W/C

One piece suite comprising w/c, single glazed obscure window to front, artex ceiling with ceiling light, radiator, laminate flooring.

#### Bedroom One

13'8" x 8'0"

Single glazed window to front, artex ceiling with pendant lighting, fitted corner wardrobe unit, radiator, carpeted flooring

#### Bedroom Two

10'11" x 8'10"

Single glazed window to rear, artex ceiling with pendant lighting, radiator, carpeted flooring



### Bedroom Three

7'2" x 9'6"

Single glazed window to front, artex ceiling with pendant lighting, large storage cupboard, radiator, carpeted flooring

### Bathroom

6'1" x 6'5"

Two piece suite comprising panelled bath with shower attachment over, vanity cupboard unit including wash hand basin, double glazed obscure window to rear, artex ceiling with ceiling light, tiled walls, chrome heated towel rail, laminate flooring.

### Rear Garden

Split level rear garden commencing with decked area with steps leading down to lawn. Leading to a large double fronted shed. Mature shrubs and borders. Side gate with access to side of property and driveway.

### Front Garden

Paved front Garden, with a driveway to the side of property providing off street parking for three cars. Side gated access to rear garden

### Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - End Terrace

Approx. 958.00 sq ft  
EPC band: D  
Tenure:  
Council Tax Band: C

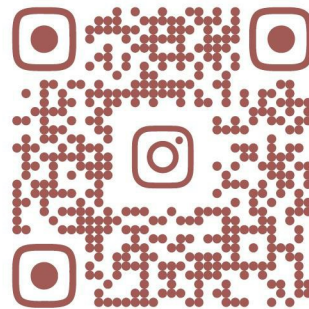
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[homeofleigh.com](http://homeofleigh.com)

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