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## **Helena Road, Rayleigh Offers in excess of £475,000**

This property has been stylishly renovated throughout, so you can just move in, with no work required! Spacious and beautifully presented, this two double-bedroom, semi-detached bungalow, offers thoughtfully designed, open-plan accommodation ideally suited to modern living. The property features two well-appointed double bedrooms, with an additional loft room currently used as a guest bedroom, providing ample, flexible living space.

In addition, this light flooded home, boasts a stylish, modern and generously proportioned bathroom, which is all finished to a high standard. To the rear, the home boasts a larger-than-average landscaped garden, not overlooked, with a private decked area, perfect for alfresco dining and relaxation in the sun, in a tranquil setting.

Further benefits include off-road parking for residents and visitors, and a highly convenient location within walking distance of the High Street. The property is also close to local amenities, excellent transport links, and FitzWimarc Secondary School.

**\*\*OFFERS IN EXCESS OF: £475,000\*\***

**Entrance Hall**

9'7" x 2'10" (2.93 x 0.87 )

**Living Room**

9'11" x 10'9" (3.04 x 3.29)

**Kitchen/Diner**

19'1" x 11'4" (5.83 x 3.47 )

**Utility Room**

4'0" x 1'11" (1.22 x 0.60 )

**Conservatory**

16'6" 9'0" (5.04 2.75)

**Bedroom One**

10'9" x 12'5" (3.28 x 3.80)

**Bedroom Two**

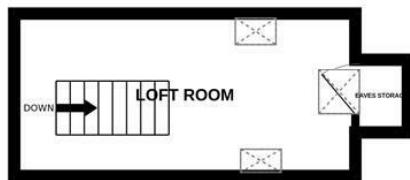
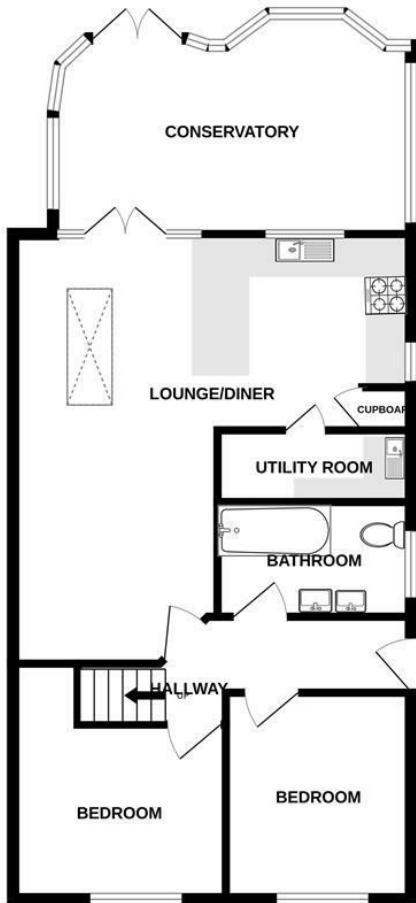
10'11" x 9'10" (3.34 x 3.02 )

**Loft Room (With staircase.)**

13'1" x 9'6" (4.01 x 2.90)

## GROUND FLOOR

## 1ST FLOOR

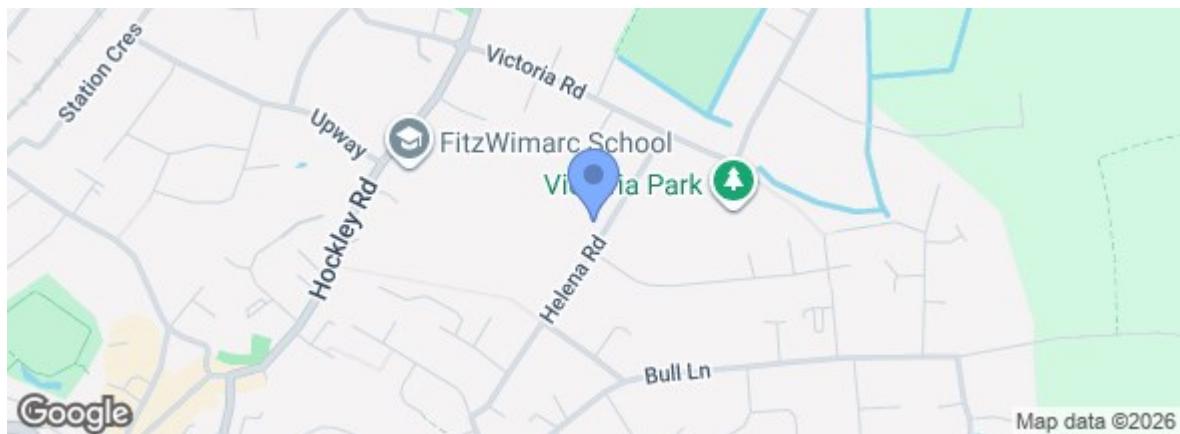


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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		
(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		



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