



**217 Warwick Road
Rayleigh, SS6 8UJ
Offers in excess of £600,000**

- Close to Grove School,
- 4 Bedrooms
- Bathroom & En-Suite Shower Room
- 2 Reception Rooms
- Modern Kitchen
- Cloak/Utility Room
- Delightful Garden Backing Onto Woodlands
- Popular Location
- UPVC Double Glazing
- No Onward Chain



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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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** 4 Bedroom detached family home close to Grove woods ****

This well maintained family home built in 1980 and owned by the current family since new offer well proportion accommodation with the ground floor offering a 23' lounge, separate dining room, modern kitchen, cloak/utility room and a welcoming reception hall,

To the first floor having 4 well proportioned bedrooms with the master having an en-suite shower & a modern family bathroom

Externally the property is in a quiet location backing onto woodlands and being a short walk to Grove School & woodlands, whilst Rayleigh High Street & Station are also within easy access

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door & window to front, stairs to first floor with storage cupboard below, dado rail, radiator, power points,

CLOAK/UTILITY ROOM

UPVC double glazed window to rear, modern white suite comprising low level wc, vanity wash hand basin with storage cupboard below, plumbing for washing machine, radiator, part tiled walls,

LOUNGE 23'7 x 10'2 (7.19m x 3.10m)

UPVC double glazed bay window to front, sliding double glazed doors to the rear garden, feature fireplace with matching hearth, coving, dado rail, radiator, power & Tv points,

DINING ROOM 11'5 x 10'2 (3.48m x 3.10m)

UPVC double glazed window to front, coving, radiator, power points,

KITCHEN 10'3 x 10' (3.12m x 3.05m)

UPVC double glazed window & door to rear, fitted with a light Oak Shaker style range of eye level & base level cupboards with contrasting rolled edge worktops, sink drainer, ceramic hob with extractor hood, double oven, integrated fridge, dishwasher & microwave, splashback tiling & worktop lighting, wall mounted boiler, power points,

LANDING

UPVC double glazed window to front, access to loft space, power point,

BEDROOM 1 14' x 11' (4.27m x 3.35m)

UPVC double glazed window to front, fitted wardrobes to one wall having matching bedside cabinets a storage cupboards, further wardrobes & drawer units, radiator, power points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, white suite

comprising, shower cubicle, low level wc, vanity wash hand basin fully tiled walls & complimentary tiled floor, heated towel rail, spot lighting, extractor fan,

BEDROOM 2 11'5 x 11'5 (3.48m x 3.48m)

UPVC double glazed window to front & side elevation, door to Juliet landing balcony, radiator, power & Tv points,

BEDROOM 3 9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window to rear, fitted wardrobes with drawer units & dresser, radiator, power points,

BEDROOM 4 12'8 x 6'8 (3.86m x 2.03m)

UPVC double glazed window to rear, fitted cupboards and desk unit, airing cupboard, radiator, power points,

FAMILY BATHROOM

UPVC double glazed window to rear, whit bathroom suite comprising paneled Spa bath with shower/mixer taps, low level wc, pedestal wash hand basin, fully tiled walls, radiator, extractor fan,

OUTSIDE

REAR GARDEN 45' wide (13.72m wide)

Two paved patios' leading to lawn with established shrub borders backing onto woodlands, lighting tap, access to garage and side pathway, timber shed & greenhouse

WO PAVED

FRONT GARDEN

Mainly block paved providing parking and access to garage,

GARAGE

Up & over door to front, further window & door to rear, lighting, power points,