

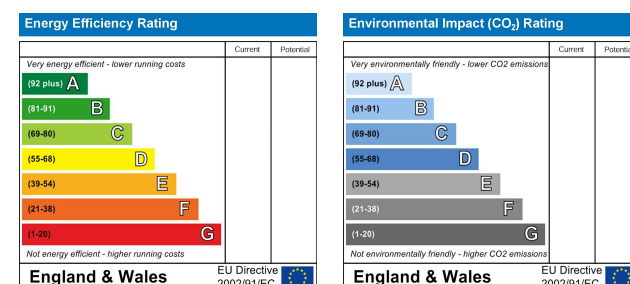
**45 Rawreth Lane
Rayleigh, SS6 9PZ
£575,000**

- 5 Bedrooms
- 2 Bathrooms
- 21' Contemporary Kitchen/Family Room
- Utility Room & Cloakroom
- 18' Lounge
- Study & Games Room
- Landscaped Garden
- Principle Bedroom with En-Suite & Walk in Wardrobe
- Ample Off Road Parking
- Extensive & Extended Accommodation



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**** EXTENDED 5 BEDROOM FAMILY HOME WITH AN IMPRESSIVE 32' KITCHEN/FAMILY ROOM ****

We are pleased to offer for sale this most spacious and extended semi detached home with contemporary living including a welcoming reception hall, cloakroom, 18' lounge, study, an impressive 32' kitchen/family room, utility & salon/games room, To the first floor are 5 bedrooms with the principle bedroom having a walk in wardrobe & en-suite shower room, family bathroom
Externally there is a landscaped rear garden & extensive parking to the front,

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door, Amtico flooring, radiator behind cover, coving, power points, cloaks cupboard

CLOAKROOM

UPVC double glazed window to front, newly fitted white suite comprising low level wc, vanity wash hand basin with storage below, splash back tiling, coving

LOUNGE 18'8 x 10'3 plus recess area (5.69m x 3.12m plus recess area)

UPVC double glazed French doors to the rear garden, feature media wall with provision for Tv & sound bar, contemporary electric feature fire, radiator, power points, Amtico flooring recessed stairs to first floor,

STUDY 6' x 6' (1.83m x 1.83m)

Amtico flooring, under stair storage cupboard, power points fibre broad band system

KITCHEN/FAMILY ROOM 32' x 12'5 (9.75m x 3.78m)

A most impressive room with UPVC double glazed French doors to rear & 3 Skylight windows to the part vaulted ceiling, extensively fitted with a contemporary style kitchen with eye level & base level units and large central island incorporating a breakfast bar, inset stainless steel sink/drainers with mixer taps, ceramic hob & extractor hood, double oven, integrated dishwasher, American style fridge freezer, splash back tiling, Amtico flooring, radiators, power points, spot lighting,

UTILITY 7'7 x 4'5 (2.31m x 1.35m)

Skylight window, fitted shelving & storage, power points, Amtico flooring, spot lighting

SALON/GAMES ROOM 11' x 8' (3.35m x 2.44m)

Radiator, power points, tap, currently being used as a beauty/hair salon yet easily be a games room (originally part of the garage)

FIRST FLOOR LANDING

Two storage cupboard, access to loft/room being boarded, lighting, power points and skylight window,

BEDROOM 1 11' x 9' (3.35m x 2.74m)

UPVC double glazed window to rear, radiator, power & Tv points

WALK IN WARDROBE

Fitted hanging rails & storage, spot lighting

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, white suite comprising shower cubicle, low level wc, vanity wash hand basin, splash back tiling, spot lighting, extractor fan, radiator,

BEDROOM 2 15'6 x 7'9 (4.72m x 2.36m)

UPVC double glazed window to rear, radiator, power points,

BEDROOM 3 12'2 x 9'1 (3.71m x 2.77m)

UPVC double glazed window to front with views over farmland, radiator, power points,

BEDROOM 4 11' x 9' (3.35m x 2.74m)

UPVC double glazed square bay window to front with delightful views over farmland, radiator, power points,

BEDROOM 5 11'10 x 7'6 (3.61m x 2.29m)

UPVC double glazed window to side, radiator, power points,

FAMILY BATHROOM

Modern white suite comprising off set bath with fitted glazed screen & shower unit, low level wc, pedestal wash hand basin, part tiled walls, extractor fan, radiator, spot lighting,

OUTSIDE

REAR GARDEN

Landscaped garden commences of a patio area leading to lawn, pergola to rear with paved seating below, further patio with inset firepit and L shaped seating, lighting, power points, tap,

FRONT GARDEN

The property is set well back from the road, mainly laid to paving providing ample parking, electric car charging point,

STORE

Electric roller door to store with lighting & power points