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Rayleigh  
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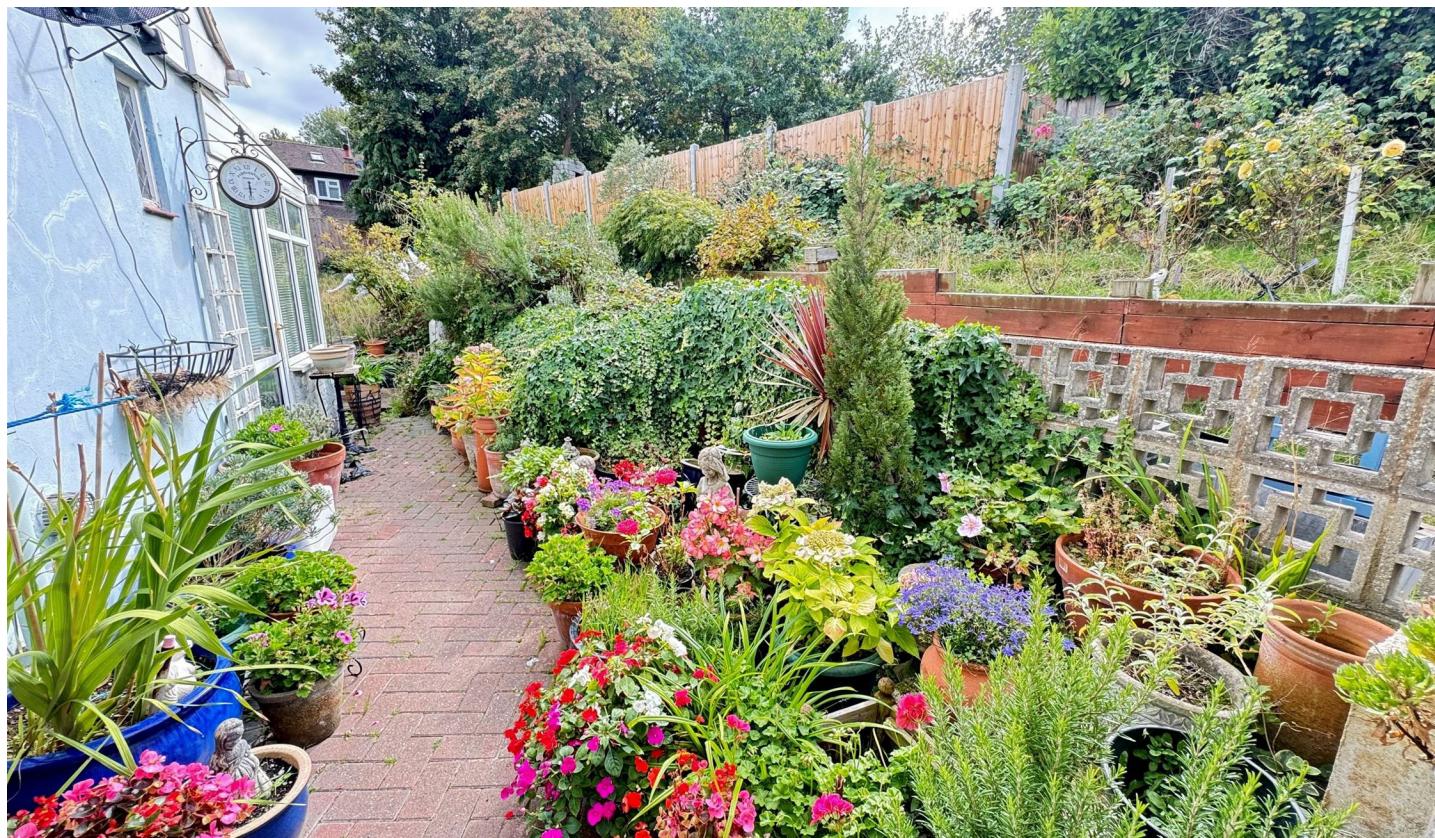
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <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		



**17 Link Road  
Rayleigh, SS6 8AF  
£405,000**

- Easy Access to Station & High Street
- 2 First Floor Bedrooms
- 21' Lounge
- Dining/Bedroom 3
- Shower Room
- Conservatory
- Garage & Ample Parking
- Large Garden
- Much Scope To Extend
- Most Popular Location



#### \*\*\*\* SUPER LOCATION CLOSE TO STATION & HIGH STREET \*\*\*\*

Ideal opportunity to purchase this spacious 2/3 bedroom semi detached chalet within a most popular cul de sac location being a short walk to Rayleigh High Street Schools & Station

The property offers much scope to improve & extend and is sited on a large plot that benefits from a large rear garden & extensive parking & garage

To the ground floor is a spacious reception hall, cloakroom, 22' lounge, kitchen & dining/bedroom 3, To the first floor are 2 further bedrooms & shower room

The property is being offered with no onward chain

#### ACCOMMODATION

##### RECEPTION HALL

UPVC double glazed window & side windows to the front elevation, Oakwood flooring, wall lights, radiator, power & telephone points, stairs to first floor,

##### CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled floor, cloaks cupboard, extractor fan

##### LOUNGE 22'5 x 14'5 (6.83m x 4.39m)

Double glazed bay window to rear, further windows to side, feature fireplace with living gas fire, wall lights, power & Tv points

##### CONSERVATORY 21'2 x 14'5 (6.45m x 4.39m)

UPVC double glazed windows & doors to two elevations, power points, laminate flooring,

##### DINING ROOM/BEDROOM 3 14'3 x 11'8 (4.34m x 3.56m)

Double glazed bay window to front, Oakwood flooring, radiator, power points, wall lights,

##### KITCHEN 14'5 x 10'6 (4.39m x 3.20m)

UPVC double glazed window & door to side, fitted with eye level & base level units, rolled edge worktops, stainless steel sink drainer with mixer taps, splash back tiling & worktop lighting, ceramic hob with extractor, double oven, plumbing for washing machine & dishwasher, power points, wall mounted boiler,

##### LANDING

Access to loft space, power point,

##### BEDROOM 1 22'9 x 16'3 max (6.93m x 4.95m max)

Double glazed windows to front & side elevations, fitted wardrobes and dresser unit with drawers below, further wardrobes having bed recess with storage cupboards above & matching bed side cabinets, large storage cupboard, wall lights, power points,

##### BEDROOM 2 13' x 10'5 (3.96m x 3.18m)

Double glazed window to rear, laminate flooring, radiator, power points,

##### SHOWER ROOM

UPVC double glazed window to side, suite comprising, large shower cubicle with glazed door & side panel, low level wc, wash hand basin with cupboards below, airing cupboard & further eves storage, spot lighting, radiator, fully tiled walls & complimentary tiled floor,

##### OUTSIDE

##### REAR GARDEN

A large garden which also wraps around the side with lean to & shed, patio leading to lawn & established shrubs, access to front,

##### FRONT GARDEN

Mainly laid to lawn providing extensive parking & access to garage

##### DETACHED GARAGE

Up & over door to front, further windows & door to side, lighting & power points,