





**\*\*\*\* SPACIOUS 3 BEDROOM FAMILY HOME \*\*\*\***

Offered with no onward chain is this spacious 3 bedroom semi detached home within a most convenient location close to local shops & Swayne Park School and also within a short walk to Rayleigh Station & High Street,

The property is predominantly open plan to the ground floor with an entry lobby, 20' x 20' max lounge, kitchen & conservatory,

To the first floor are 3 bedrooms & a family bathroom. The rear garden is mainly paved providing an easy maintenance garden and is set well back from the road with extensive parking and access to garage.

**ACCOMMODATION**

**RECEPTION HALL**

Double glazed door to: laminate floor, power points,

**LOUNGE 20'9 x 20' max (6.32m x 6.10m max)**

Double glazed windows to front & rear elevations, patio doors to side, coving, radiator, power & Tv points, stairs to first floor with storage cupboard below,

**KITCHEN 10'2 x 10' (3.10m x 3.05m)**

Double glazed window & door to rear, fitted with a white range of eye level & base level units, rolled edge worktops incorporating 1.5 sink drainer, space for freestanding gas cooker, plumbing for washing machine, fully tiled walls & flooring, power points,

**CONSERVATORY**

UPVC double glazed windows to three elevations & door to rear garden, tiled floor, lighting & power points,

**LANDING**

Access to loft space, power points,

**BEDROOM 1 12'9 x 11'6 (3.89m x 3.51m)**

Double glazed window to front, fitted wardrobes to one wall, radiator power points,

**BEDROOM 2 11'7 x 9'6 (3.53m x 2.90m )**

Double glazed window to rear, fitted wardrobes to two walls with bed recess having cupboards above & bed side cabinets, dresser unit, radiator, power & Tv points,

**BEDROOM 3 8'4 x 7'3 (2.54m x 2.21m )**

Double glazed window to front, fitted cupboard, radiator, power point,

**SHOWER ROOM**

Double glazed window to rear, cream suite comprising, shower cubicle with glazed screen low level wc, pedestal wash hand basin, fully tiled walls & complimentary tiled floor, wall light/shaver point, boiler cupboard with combination boiler,

**OUTSIDE**

**REAR GARDEN**

Mainly paved with raised shrub beds & borders, summer house, tap, access to front,

**FRONT**

The property is set well back from the road providing extensive off road parking & access to garage, shrub beds,

**GARAGE**

Electric roller door to front, lighting & power points,