



## 1A Lancaster Road

Rayleigh, SS6 8UP

Offers In The Region Of £425,000



Calling all commuters and families! Smooth Move Estates are delighted to present this beautifully appointed two-bedroom detached bungalow, completed in 2022 and finished to an exceptional standard throughout.

Ideally located in Rayleigh, the property is conveniently positioned close to a range of local amenities. Rayleigh Station is approximately 1.7 miles away, while Southend Airport lies around 3.6 miles from the property, making this an excellent choice for commuters and frequent travellers alike.

This immaculately presented home benefits from underfloor heating alongside central heating, UPVC double glazing, and excellent energy efficiency, ensuring year-round comfort and low running costs.



## Entrance Hallway

A bright and airy hallway with laminate flooring, underfloor heating, flush ceiling lighting, painted walls and doors leading to all rooms.

## Kitchen Diner Lounge 24'4" x 11'8" (7.42 x 3.56)

An impressive open plan family room with two sets of double patio doors leading to the rear garden. The kitchen area is fully fitted with a good range of base units, marble effect worktops white sink with chrome mixer and eye level cupboards surrounded by marble splash back wall panels. Fitted appliances include oven, hob and extractor fan and there are spaces for fridge freezer and washer / dryer. One set of patio doors leads to the garden from the kitchen area and the second set of doors leads from the lounge. The whole room has underfloor heating under laminate flooring.

## Bedroom 1 11'1" x 11'1" (3.39 x 3.39)

Painted white, with grey carpet. Large UPVC window to front aspect with thermostatically controlled radiator underneath.

## Bedroom 2 10'0" x 9'9" (3.07 x 2.99)

Painted white, with grey carpet. UPVC window to front aspect with thermostatically controlled radiator underneath.

## Bathroom 11'1" x 5'7" (3.38 x 1.71)

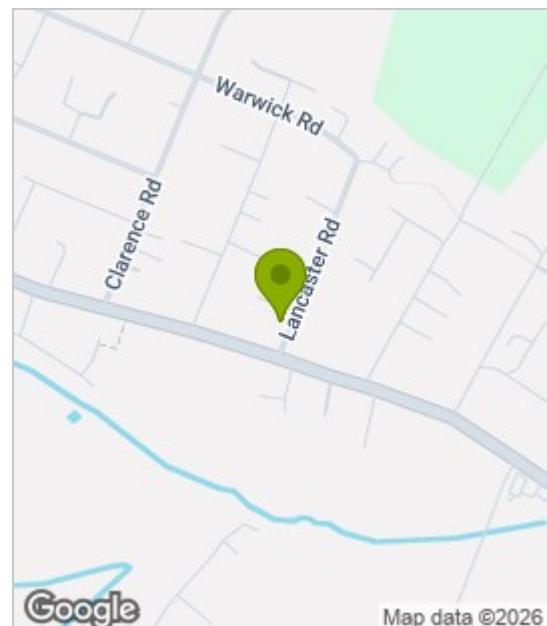
WC, hand basin with vanity unit under, bath with double headed shower and screen over. Opaque window to side aspect, grey shower wall panels and painted walls, flush ceiling lighting and center light, heated towel rail, laminate flooring.

## Rear Garden

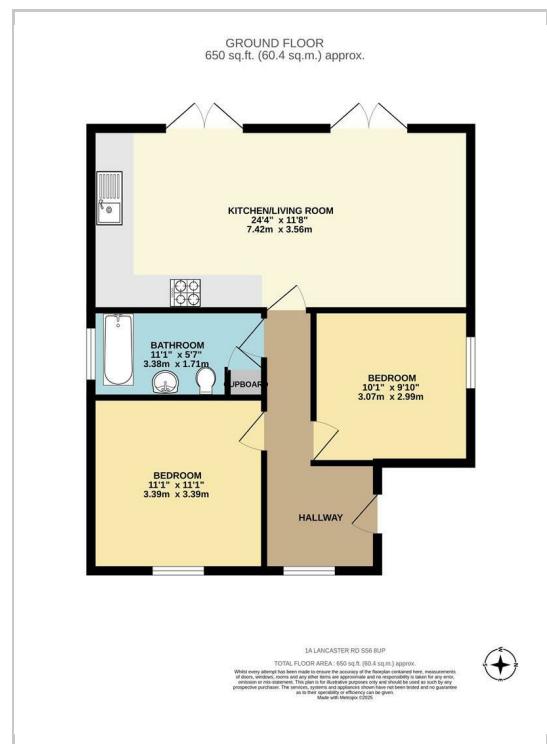
A fully enclosed, unoverlooked, west facing, landscaped area with feature brick pathways, artificial lawn and horizontal fence panels with wooden pagoda area, outside lighting and shed. Secure side pedestrian access from front.

The front garden is paved for parking part surrounded by an attractively styled privacy wall.

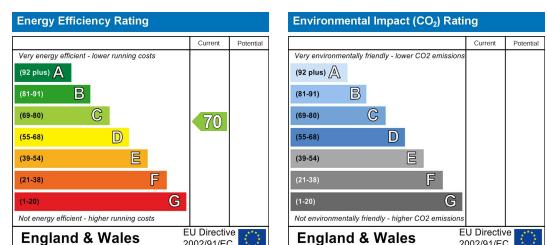
## Area Map



## Floor Plans



## Energy Efficiency Graph



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