



Cheapside West | Rayleigh | SS6 9DE
Guide Price £425,000 - £450,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this well-maintained three-bedroom semi-detached family home, offering comfortable and practical living in a highly convenient location.

The property features spacious and well-balanced accommodation throughout, including a generous lounge ideal for relaxing and entertaining, complemented by a bright conservatory that provides additional living space overlooking the garden. The ground floor also benefits from a convenient downstairs WC, enhancing everyday practicality. Upstairs, there are three well-proportioned bedrooms, with bedroom one enjoying the added benefit of a private en-suite, alongside a modern family bathroom.

Externally, the home offers a garage and off-street parking, as well as a large outbuilding insulated and can be used as a games room, summer dining area and a home office. Ideally situated close to Rayleigh Station and well-regarded local schools, this attractive home is perfectly suited to families and commuters alike, and early viewing is strongly recommended.

- Semi Detached House
- Three Bedrooms
- Off Street Parking For Two Vehicles
- Garage
- Downstairs WC
- Conservatory
- Ensuite To Bedroom One
- Large Insulated Summer House

Entrance Hall

Smooth ceiling with pendant ceiling light, access to downstairs WC and wooden flooring throughout.

WC

WC, wall mounted radiator, obscure double glazed window to the front aspect.

Kitchen / Breakfast Room

14'0 x 9'4 (4.27m x 2.84m)

Double glazed window to the side aspect, eye and base level units, sink with tiled splashbacks, inset oven, space for washing machine, gas hob with extractor fan above, wall mounted radiator, space for storage and door accessing the front.





Lounge

17'0 x 10'0 (5.18m x 3.05m)
Double glazed window to the rear aspect, wall mounted radiator, power points, carpeted flooring throughout and double glazed sliding doors to the conservatory.

Conservatory

10'10 x 10'3 (3.30m x 3.12m)
Double glazed windows surround, double glazed French doors to the rear garden, power points, solid insulated roof and under floor heating making it useful for all round year round dining and relaxing area, wooden effect flooring throughout and door to access the garage.

Upstairs Landing

Pendant ceiling light, access to the loft and access to all bedrooms and bathroom.

Bedroom One

12'0 x 10'0 (3.66m x 3.05m)
Double glazed window to the front aspect, wall mounted radiator, power points, panic alarm, space for storage and access to ensuite bathroom.

Ensuite

Corner shower unit with rainfall shower head, vanity sink unit, WC, tiled surrounds and double glazed window to the side aspect.

Bedroom Two

9'0 x 8'0 (2.74m x 2.44m)
Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, power points and carpeted flooring throughout.



Bedroom Three

10'1 x 6'9 (3.07m x 2.06m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, space for storage, power points and carpeted flooring throughout.

Bathroom

Obscure double glazed window to the rear aspect, panelled bath unit with shower head attachment, wash hand basin, WC, tiled walls surround and tiled flooring throughout.

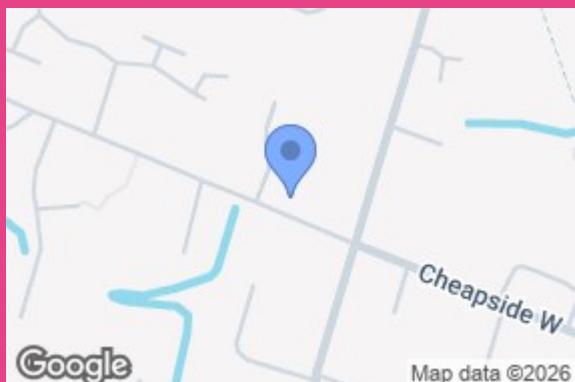
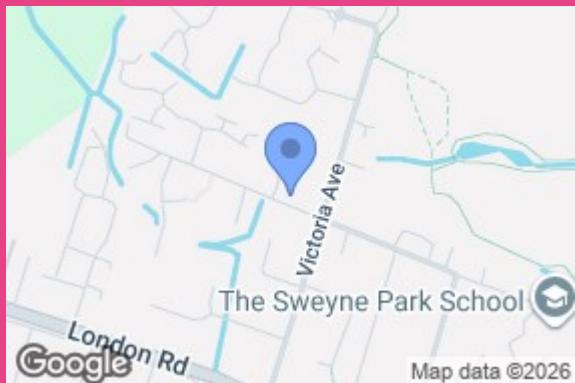
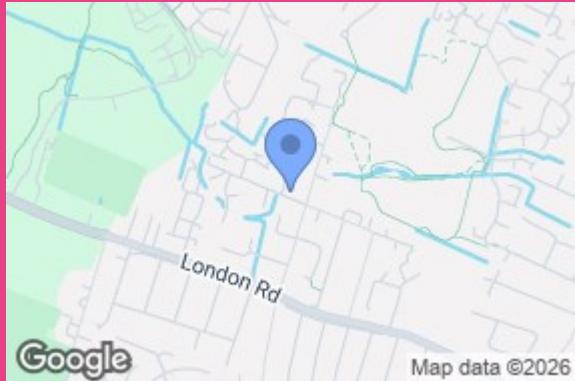
Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - C





GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.

TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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