



Brooklyn Drive | Rayleigh | SS6 9LW

Guide Price £390,000

**bear**  
Estate Agents

\*Guide Price £390,000 - £410,000\*

This charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The well-appointed bathroom caters to the needs of the household, while the kitchen provides a functional space for culinary pursuits. One of the standout features of this property is the off-street parking, accommodating up to three vehicles, along with convenient side access. Additionally, a garage offers further storage options or potential for a workshop.

Situated in a prime location, this home is just a short distance from Rayleigh station, making commuting a breeze. Families will appreciate the proximity to local schools, ensuring that education is easily accessible.

This semi-detached house on Brooklyn Drive is not just a property; it is a place where memories can be made. With its blend of comfort, convenience, and a welcoming community, it is an ideal choice for those looking to settle in Rayleigh. Do not miss the chance to make this delightful house your new home.

- Semi Detached House
- Side Access
- Close To Local Amenities
- Close To Rayleigh Station
- Must View !
- Three Bedrooms
- Off Street Parking
- Two Reception Rooms
- Garage

### Entrance Hall

Smooth ceiling with centre ceiling light, wall mounted radiator, carpeted flooring throughout, carpeted stairs to first floor landing and access to downstairs rooms.

### Lounge

15'1 x 10'6 (4.60m x 3.20m )

Smooth ceiling with centre ceiling light, double glazed bay windows to the front, power points, feature log burner, carpeted flooring throughout and open archway to dining room.





### Dining Room

10'0 x 11'6 (3.05m x 3.51m )

Smooth ceiling with centre ceiling light, French doors to the rear, wall mounted radiator, power points and carpeted flooring.

### Kitchen

9'10 x 7'0 (3.00m x 2.13m )

Double glazed window to the rear and obscure double glazed door to the side aspect, eye and base level units, stainless steel sink with drainer board, tiled splashbacks, freestanding oven with extractor fan above, wall mounted radiator and tiled floors throughout.

### Landing

Carpeted flooring throughout and access to all rooms and family bathroom.

### Bedroom One

14'9 x 11'0 (4.50m x 3.35m )

Smooth ceiling with centre ceiling light, double glazed bay windows to the front, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

### Bedroom Two

11'5 x 10'6 (3.48m x 3.20m )

Smooth ceiling with centre ceiling light, obscure double glazed window to the rear, wall mounted radiator, power points and carpeted flooring throughout.

### Bedroom Three

7'10 x 7'0 (2.39m x 2.13m )

Smooth ceiling with centre ceiling light, double glazed window to the front, wall mounted radiator, power points and carpeted flooring throughout.

### Family Bathroom

Smooth ceiling with inset spotlights, obscure double glazed windows to the side and the rear, tiled walls and flooring surround, vanity sink unit, WC and bath with shower head.

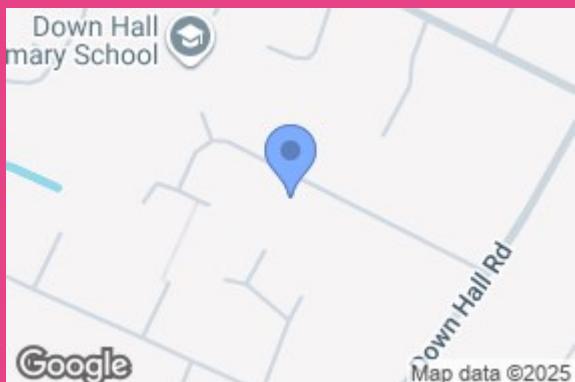
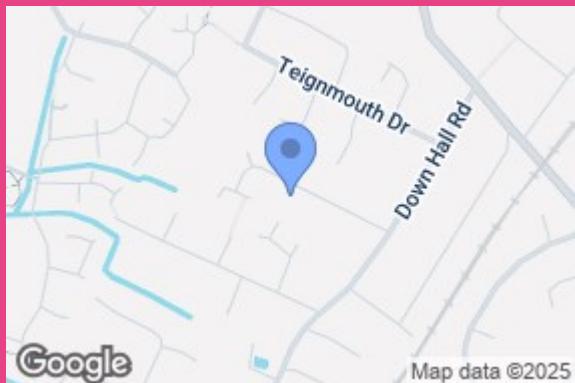
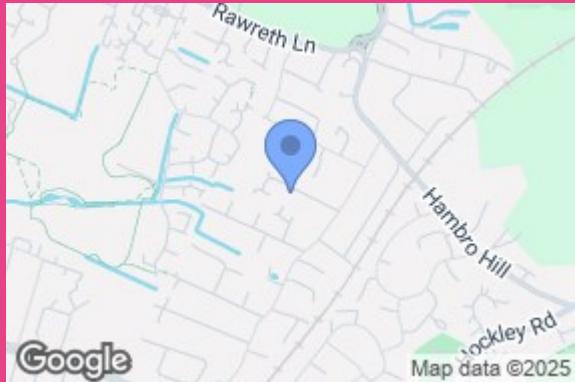
### Agents Notes

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

KITCHEN  
9'10" x 7'0"  
3.0m x 2.1m

DINING ROOM  
13'0" x 11'6"  
4.0m x 3.5m

HALLWAY

LOUNGE  
15'1" x 10'6"  
4.6m x 3.2m

UP

1ST FLOOR

BATHROOM

BEDROOM 2  
11'5" x 10'6"  
3.5m x 3.2m

DOWN

LANDING

BEDROOM 1  
14'9" x 11'0"  
4.5m x 3.4m

BEDROOM 3  
7'11" x 7'0"  
2.4m x 2.1m

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 appliances shown 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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