

175 London Road, Rayleigh, SS6 9DL
Guide Price £400,000

bear
Estate Agents



Guide Price £400,000 - £425,000*

Bear Estate Agents is excited to welcome to the market this stunning semi detached house with ample off-street parking and easy side access to the south-facing rear garden. The property benefits from excellent transport links, with Rayleigh railway station nearby, and is conveniently situated close to Rayleigh High Street.

The property provides a spacious lounge with beautiful bay windows to the front. An open plan modernised kitchen diner with newly fitted appliances and French doors accessing the south facing rear garden. Upstairs provides rooms with a spacious master bedroom with fitted wardrobes providing ample space for storage and two bedrooms with further space for a small family.

This home is perfectly suited for families needing a modernised property. Offering both comfort and convenience, it's a wonderful opportunity not to be missed.

Entrance Hall

Smooth ceiling with pendant ceiling light, power points, carpeted stairs to the upstairs landing and access to the lounge and kitchen.

Lounge

12'7 x 12'6

Smooth ceiling with pendant ceiling light, double glazed bay windows to the front aspect, electric feature fireplace, power points, wall mounted radiator and laminate flooring throughout.

Dining Room

12'5 x 12'5

Smooth ceiling with inset spotlights, double glazed French doors to the rear aspect, wall mounted radiator, power points and laminate flooring throughout.

Kitchen

9'2 x 8'6

Smooth ceilings with inset spotlights, double glazed windows to the rear aspect, eye and base level units, electric hob with extractor fan above, sink with drainer board and tiled splashbacks, integrated oven and fridge freezer, space for washing machine and tiled flooring throughout.

Upstairs Landing

Smooth ceiling with pendant ceiling light, loft access, double glazed window to the side aspect, access to all rooms and carpeted flooring throughout.

Bedroom One

13'0 x 11'1

Smooth ceiling with pendant ceiling light, double glazed bay windows to the front aspect, inset wardrobe storage, power points and carpeted flooring throughout.

Bedroom Two

12'8 x 10'9

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

Bedroom Three

7'5 x 7'8

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

South Facing Garden

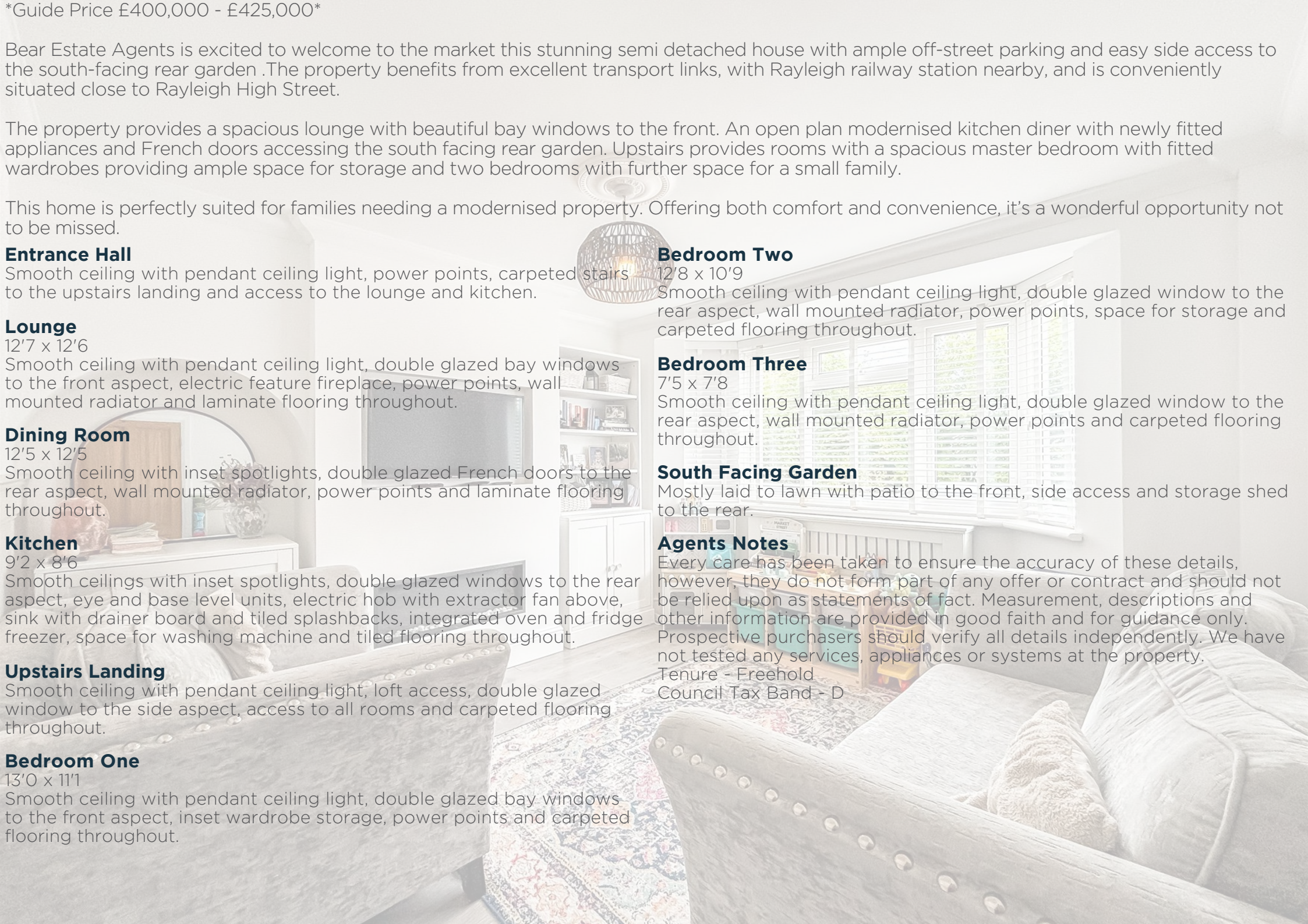
Mostly laid to lawn with patio to the front, side access and storage shed to the rear.

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 - D









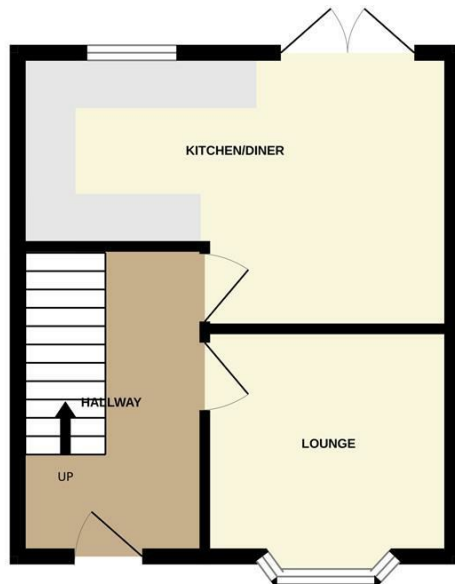
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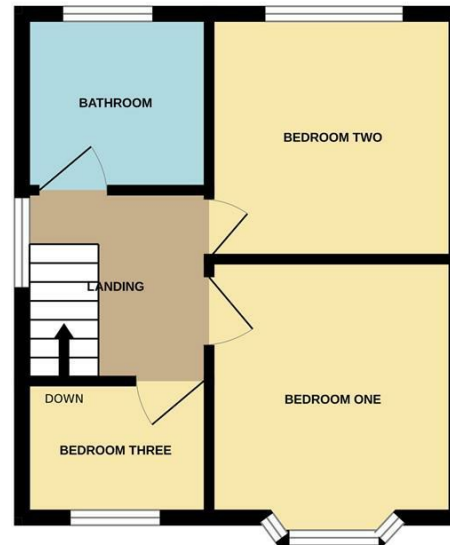
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GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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 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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	