



\*£450,000 - £475,000 \* A well presented detached family home offering spacious living accommodation, a generous south/west facing garden and off-street parking, all situated in a convenient Rayleigh location close to schools, transport links and amenities.

This attractive detached house welcomes you with an entrance hall featuring stairs to the first floor, useful storage and a ground floor WC. The main living space consists of a large lounge with a feature fireplace and French doors leading out to the garden. The good-sized kitchen opens into a separate dual aspect dining room, which benefits from a courtesy side door and provides an ideal setting for family meals or entertaining. Upstairs, the landing offers space for a desk, making it perfect for a home working area. There are three well proportioned bedrooms and a modern three piece bathroom completing the first floor. Externally, the property boasts a large south/west facing garden with patio seating areas, side access and off-street parking to the front. Additional benefits include double glazing and gas central heating.

Situated on Nevern Road in Rayleigh, the property falls within catchment of Wyburns Primary School and The FitzWimarc School. The location provides convenient access to the A127, bus links, Rayleigh Train Station, Rayleigh High Street, Rayleigh Weir and nearby parks, making it ideal for commuters and families alike.

- Detached Family Home
- Large Lounge with a Feature Fireplace
- Three Well-Proportioned Bedrooms
- Large South/West Facing Garden with Patios
- Double Glazing and Gas Central Heating
- Entrance Hall with Storage and WC
- Kitchen Opening into a Dual Aspect Dining Room
- Modern Three Piece Bathroom
- Off-Street Parking and Side Access
- Convenient Rayleigh Location

## Nevern Road

Rayleigh

**£450,000**

Guide Price



# Nevern Road



## Three Bedroom Detached House

### Entrance Hall

10'9 x 10'9

Laminate flooring throughout, double glazed window to the front aspect, stairs to first floor accommodation, wall mounted radiator, smooth ceilings with pendant ceiling light.

### Lounge

21'10 x 11'10

Laminate flooring throughout, double glazed window to the front aspect, double glazed French doors to the rear aspect, wall mounted radiator, feature fireplace, smooth ceiling with pendant ceiling light.

### Dining Room

12'5 x 10'7

Laminate flooring throughout, double glazed window to the rear aspect, double glazed door to the side aspect into the rear garden, wall mounted radiator, smooth ceiling with pendant ceiling light.

### Kitchen

12'8 x 7'9

Laminate flooring throughout, white gloss top and base level units, with laminate work surface, stainless steel sink with draining board, plumbing for washing machine, dishwasher, double glazed window to the side aspect, smooth ceilings with inset spotlights.

### WC

Vanity sink unit with mixer tap, dual flush WC, wall mounted heated towel rail, obscure double glazed window to the side aspect, smooth ceilings with pendant light.

### Landing

16'5 x 4'0

Carpet throughout, access into all bedrooms and bathroom.

### Bedroom One

11'4 x 9'9

Laminate flooring throughout, double glazed window to the front aspect, wall mounted radiator, smooth ceilings with pendant ceiling light.

### Bedroom Two

12'2 x 8'10

Laminate flooring throughout, double glazed window to the rear aspect, wall mounted radiator, smooth ceilings with pendant ceiling light.

### Bedroom Three

9'6" x 8'5"

Laminate flooring throughout, double glazed window to the rear aspect, wall mounted radiator, smooth ceilings with pendant ceiling light.

### Three Piece Bathroom

6'7 x 5'7

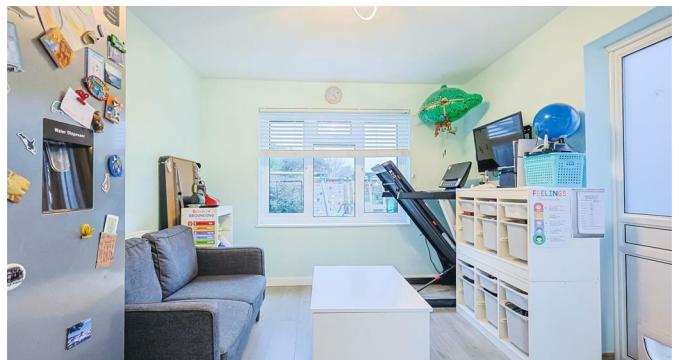
Tiled floors, tiled surrounds, three piece suite comprising of vanity sink unit with mixer tap, dual flush WC, bath with shower attachments above, obscure double glazed window to the side aspect.

### South/West Facing Garden

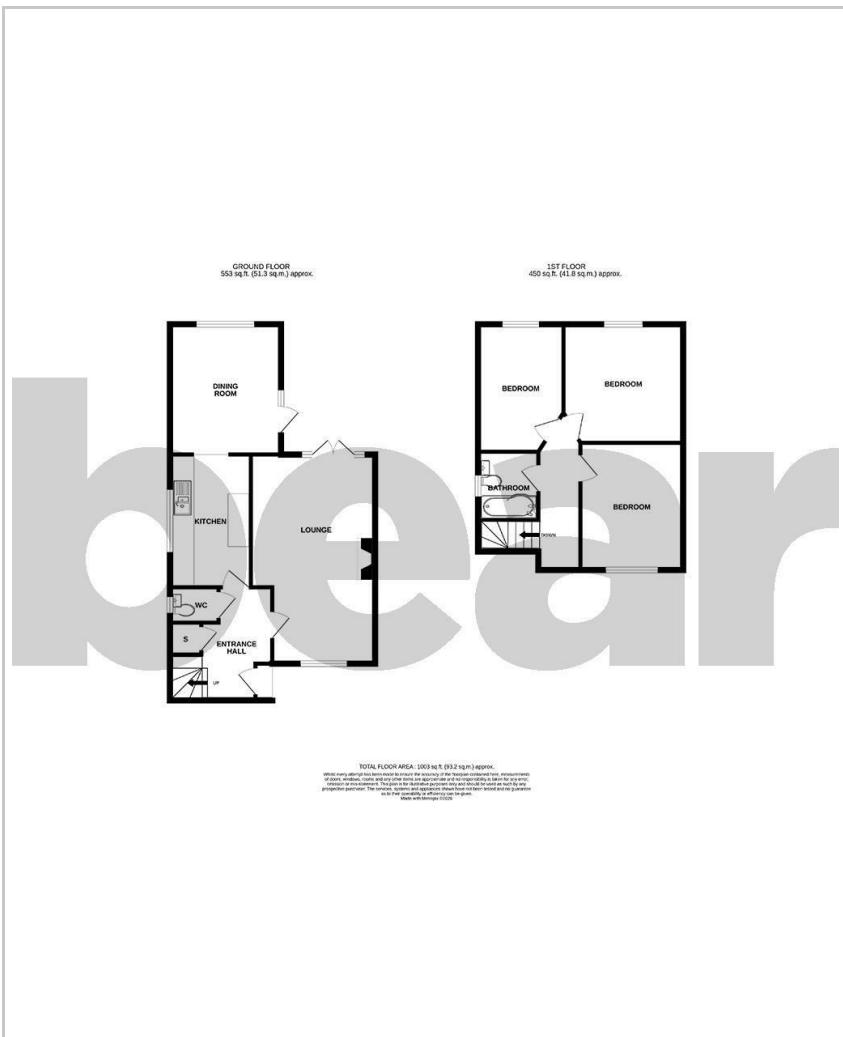
### Off-Street Parking

### Agents Notes:

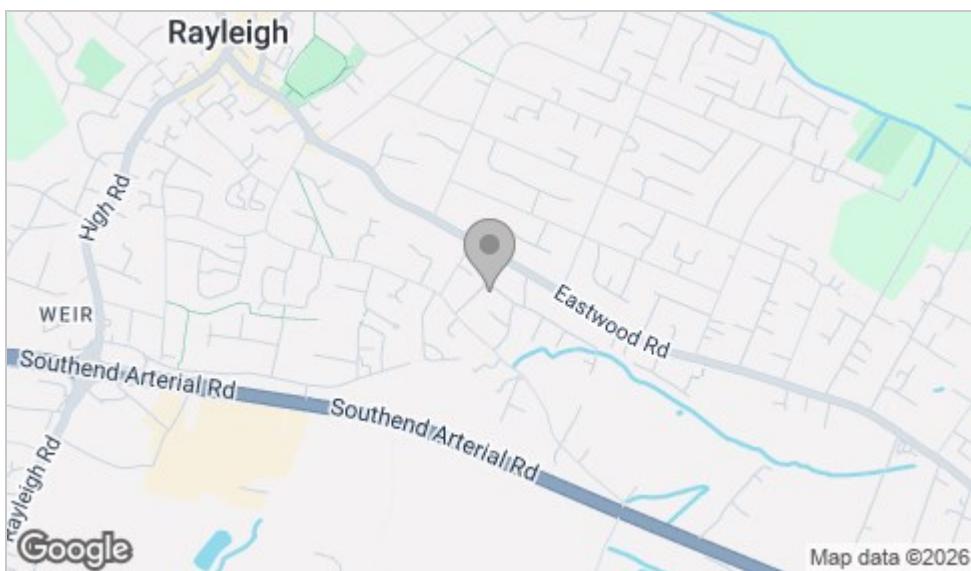
Council tax band: D



## Floor Plan



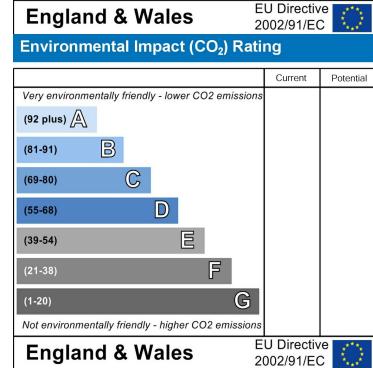
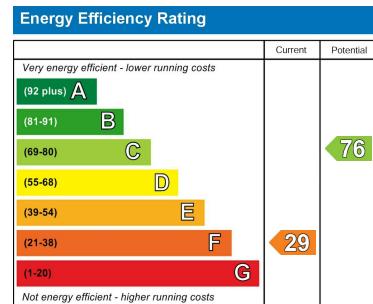
## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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