

87 Clyde Crescent, Rayleigh, Essex, SS6 7SX  
£400,000 - £425,000

**bear**  
*Estate Agents*



\* £400,000 - £425,000 \* A beautifully presented semi-detached bungalow offering stylish interiors, a generous west facing garden and exciting potential to extend (STPP), all set within a highly convenient Rayleigh location.

This attractive semi-detached bungalow welcomes you through an entrance hall that provides access to all accommodation. The bay fronted lounge is a standout space, featuring a charming log burner that creates a warm and inviting focal point. To the rear, the home boasts a modern open plan kitchen/diner finished with LVT flooring and fitted with quality Bosch appliances, offering an ideal space for both everyday living and entertaining. There are two good-sized double bedrooms, both well proportioned and versatile, alongside a three piece bathroom. Externally, the property continues to impress with a spacious and well maintained west facing rear garden, perfect for enjoying afternoon and evening sun. Additional benefits include side access, off-street parking, Nest heating, double glazing and excellent potential to extend into the loft, subject to the usual planning permissions.

Situated on Clyde Crescent in Rayleigh, the property falls within catchment of Rayleigh Primary School and The Sweyne Park School. The location offers easy access to the A127, Rayleigh Weir, Rayleigh High Street and Rayleigh Train Station, making it ideal for commuters and families alike. A range of shops, eateries, amenities and green spaces are all close by, adding to the appeal of this well-connected yet residential setting.

### **Entrance Hall**

16'0 x 2'8

Wooden door with obscured glass to front. Ceiling mounted light fitting, wall-mounted radiator, engineered wood flooring throughout and access to:

### **Lounge**

13'0 x 11'1

Ceiling mounted light fitting and two wall mounted light fittings, bay window with shutters to front, vertical wall-mounted radiator, log burner with feature fireplace surround and engineered wood flooring throughout.

### **Kitchen/Diner**

20'8 x 9'9

Spotlights and wall-mounted feature light fitting to the dining area, wall-mounted radiator, double glazing window to the side aspect, patio doors to rear aspect opening onto the garden, courtesy door to the side aspect and LVT flooring throughout. Range of wall and base mounted units, integrated Bosch appliances including oven with gas hob and extractor fan overhead, integrated washing machine, integrated dishwasher and space for fridge freezer.

### **Bedroom One**

12'1 x 10'1

Ceiling mounted light fitting, wall-mounted radiator, double glazed window with shutters to the front aspect and carpeted throughout.

### **Bedroom Two**

10'2 x 7'0

Ceiling mounted light fitting, wall-mounted radiator, double glazing window to the rear aspect and engineered wood flooring throughout

### **Three Piece Bathroom**

7'8 x 4'5

Ceiling mounted light fitting, wall-mounted radiator, obscure double glazed window to the rear aspect, tiled flooring, tiled walls, bath, wash hand basin with storage and low-level WC.

### **West Facing Garden**

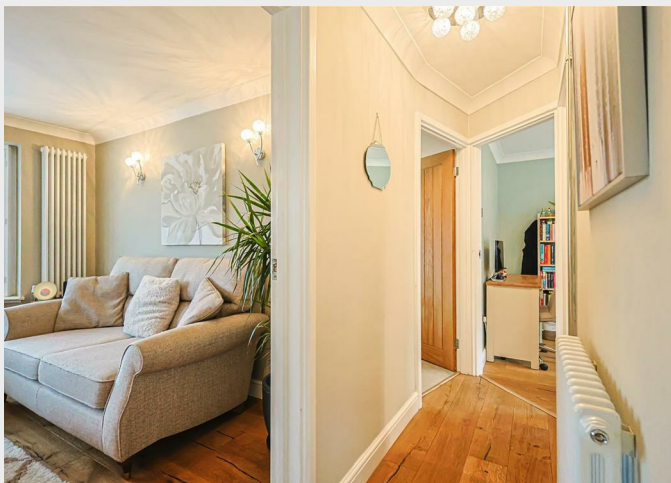
55'0 x 30'0

Patio area with concrete floor area to the side aspect, shingle area to the rear with remainder laid to lawn, greenhouse and side access via gates.

### **Off-Street Parking**



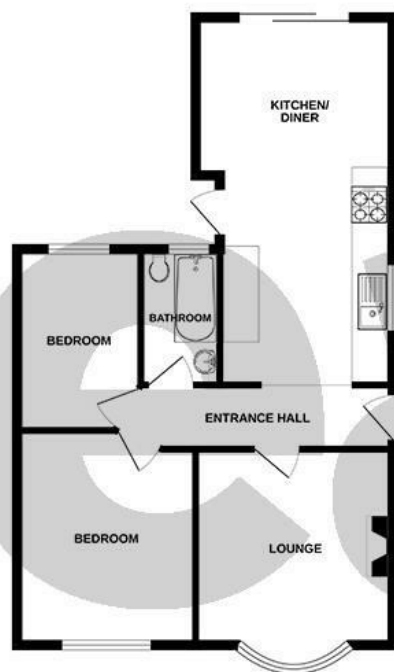




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GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee as to their condition or efficiency can be given.  
 Made with SketchUp 2020.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	