



# FOR SALE

## Rushley Close, Great Wakering SS3 0HE

Guide Price £350,000 Freehold Council Tax Band - C

1054.87 sq ft

- Three Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen In What Was The Garage Provides More Living Space
- Four Piece Modern Bathroom Suite
- Quiet Cul-De-Sac Location
- Next To Some Beautiful Walks Through the Fields
- Village Location
- South Facing Garden
- Off Street Parking For Two Cars
- Modern Finish Throughout

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

**\*\*GUIDE PRICE £350,000 - £360,000\*\***

WOULD YOU LIKE A SOUTH BACKING GARDEN?

Positioned at the end of Rushley Close is this beautifully presented family home offering two large reception rooms, modern four piece bathroom suite, kitchen with separate utility and three double bedrooms.

With off street parking for two cars and the landscaped rear garden having sun all day long being south facing, this property really does have a lot to offer and needs to be viewed to understand why it would work as your new home.

The location of this property is certainly something to shout about being in a very close nit and popular village. There are lots of walks available, local butchers and bakers, schools, pubs, restaurants, churches and a bus stop on a short walk away.

If you are looking for the friendly village feel, call us today to arrange a viewing.

## Measurements

Lounge - 17'8 x 12'0 (5.38m x 3.66m)  
Utility Room - 3'6 x 3'4 (1.06m x 1.02m)  
Dining Room - 12'9 x 10'4 (3.89m x 3.15m)  
Kitchen - 15'4 x 7'0 (4.67m x 2.13m)  
Bedroom 1 - 12'8 x 8'6 (3.86m x 2.6m)  
Bedroom 2 - 12'8 x 8'5 (3.86m x 2.57m)  
Bedroom 3 - 11'9 x 8'7 (3.58m x 2.62m)  
Bathroom - 14'3 x 5'2 (4.33m x 1.57m)

## Ground Floor

As you walk into the welcoming hallway, you will notice that the front of the property has been adjusted to suite a families, offering a separate Utility Room which houses a combination boiler and has plumbing and space for washing machine. The kitchen has been moved into what was once the garage and what a great move this was... Now offering much more cupboard space and food preparation space and being finished to a high standard with a modern finish and integrated oven and four ring gas hob. Leading on from the kitchen, you will find a large dining room with plenty of space for a table and chairs and sliding doors through to the south backing lounge with French doors providing access to the rear garden. the ground floor offers double glazing and gas central heating throughout.

## First Floor

The landing offers a nice spacious feel with loft access and three double bedrooms plus a family bathroom leading off. The bathroom has been reconfigured to hold a modern four piece suite

which offers the choice of a bath or shower. There are 2 double bedrooms to the rear of the property looking out to the garden and 1 double bedroom to the front. The first floor offers double glazing and gas central heating throughout.

## Exterior

The property has been decorated to a modern standard and the front of the property offers a large paved driveway allowing parking for 2 cars. The rear garden is a peaceful sun trap being south facing and has been landscaped to a high standard and has full size fence panels to all boundaries making the garden nice and private. The current vendor has given the garden different sections with a high quality artificial gras and composite decked area.

## Location

Situated in the heart of Great Waking and being only a short walk to all amenities and stunning scenery, the location is a really relaxing village atmosphere and whilst it does have everything you need on your doorstep, it is also away from the hustle and bustle of a busy town. The village provides a great community feel with summer parties and winter get togethers on offer if that's what you are looking for, and if that's not a piece of you, just enjoy and relax.

## School Catchment

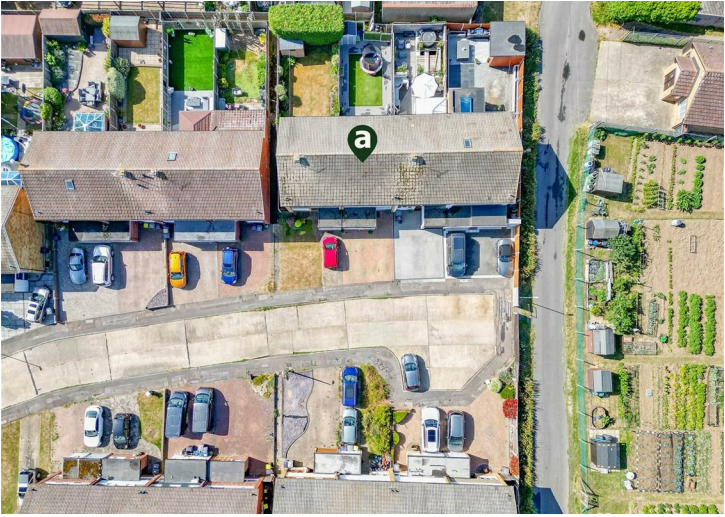
Great Waking primary School

## Tenure

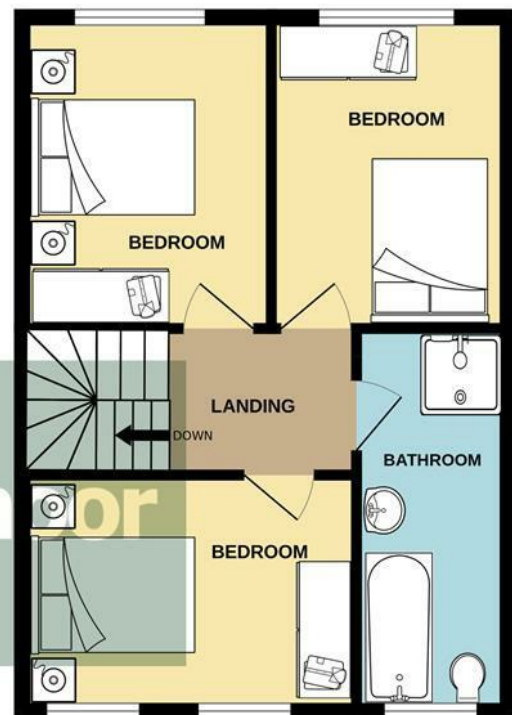
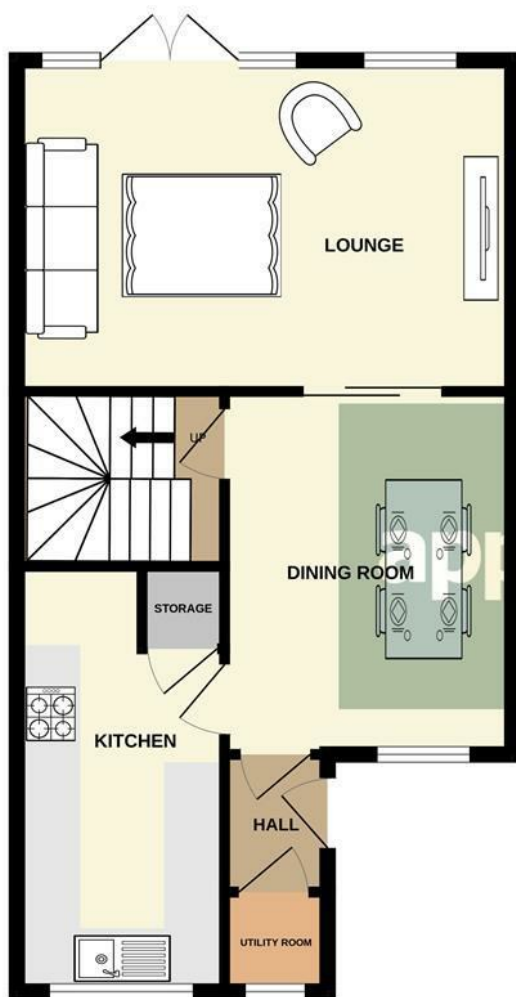
Freehold











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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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