

# NEW INSTRUCTIONS



**HAIR & SON**  
THE ESTATE OFFICE

**Uplands Park Road**  
, Rayleigh, SS6 8AH

- Three bedrooms
- Gas central heating
- Double Glazed
- Garage

**£1,150 pcm**

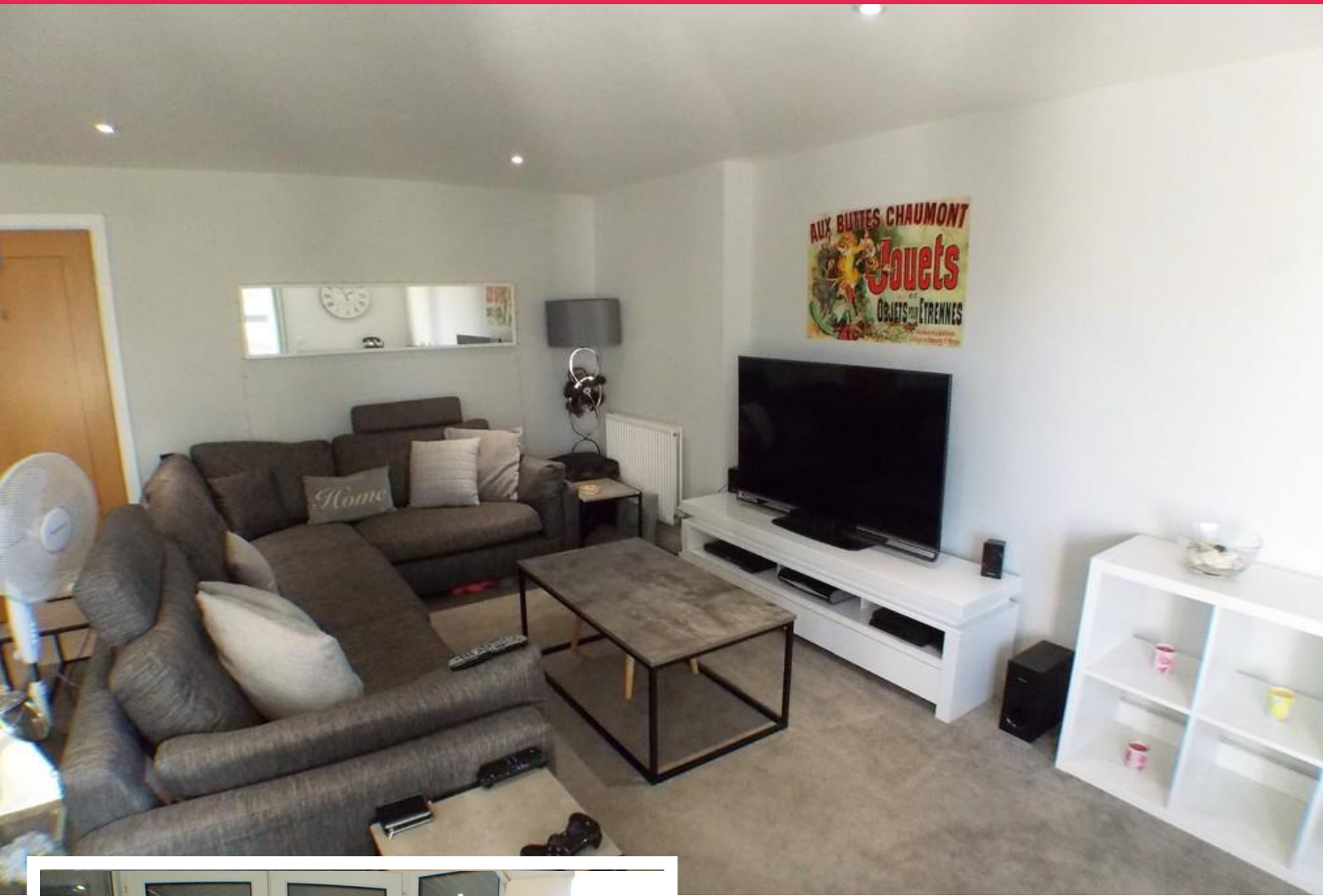
A 3 bedroom maisonette , double glazed throughout, gas central heating, outside balcony, carpeted throughout with a double length garage , with a window at the rear.

Close to mainline station and schools.

This will not be on the market long.







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#### **KITCHEN/LOUNGE**

33' 5" x 19' 5" (10.20m x 5.94m) Kitchen/Lounge consisting of black roll edged work top surface, inset ceiling spotlights, wall and floor cupboard space, oven with hob and overhead extra ctor fan. Fridge Freezer, double glazed windows, double vector radiator. Leading into nice size lounge with inset ceiling lights, light brown carpet, radiator, double glazed door leading out onto outside balcony.



#### **BEDROOM 3 / STUDY ROOM**

7' 1" x 9' 0" (2.18m x 2.76m) Nice size 3rd bedroom or could be used as a study/computer room. Double glazed window light grey carpet.

#### **BEDROOM 2**

13' 6" x 7' 5" (4.12m x 2.28m) Good size 2nd bedroom, wardrobes, double glazed window, biscuit coloured carpet.

#### **BEDROOM 1**

11' 4" x 13' 6" (3.47m x 4.13m) Good size bedroom with inset ceiling lights, door leading into bathroom, radiator, double glazed window.

#### **BATHROOM**

9' 0" x 8' 1" (2.75m x 2.48m) White wall tiles, bathroom suite

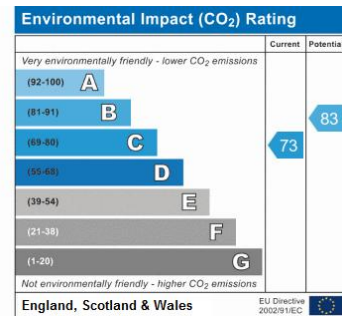
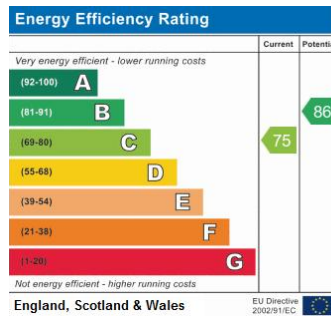


consisting of wash-hand basin, low flush toilet, bath with hand held mixer tap shower , shower cubide.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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