



**HAIR & SON**  
THE ESTATE OFFICE

## Oakley Avenue

Rayleigh, SS6 9TE

- Garage and off-road parking
- Charming garden south /West backing
- Fitted kitchen
- Quiet location

### Guide Price £340,000

NOT TO BE MISSED OPEN DAY SATURDAY 10.30PAM  
ONWARDS BOOK AN APPOINTMENT

Very well presented and loved home with garage and off-road parking on the driveway. Fabulous 30ft (approx.) garden south/west aspect, perfect for entertaining. Close to country walks and easy access to Rayleigh.





#### **HALL**

#### **LIVING ROOM**

15' 0" x 13' 6" (4.57m x 4.11m)

#### **KITCHEN/DINER**

13' 6" x 8' 6" (4.11m x 2.59m)

#### **LANDING**

#### **BATHROOM**

#### **BAEDROOM ONE**

13' 6" x 11' 0" (4.11m x 3.35m)

#### **BEDROOM TWO**

9' 7" x 7' 6" (2.92m x 2.29m)

#### **GARDEN**



## **GARAGE**

## **OFF ROAD PARKING**

## **AGENTS NOTES**

Beautifully presented two-bedroom home set back from the road in a quiet mews with off road parking to the front and the advantage of its own Garage as well.



The property enjoys a sunny south /west backing garden nicely landscaped with a large patio area and flower and shrub borders and gear gate.

The location of the home is ideal as country walks are a very short distance away and there is easy access to bus routes and Rayleigh Town Centre. The accommodation offers a very good size living room with a door leading into the well fitted Kitchen-Diner.

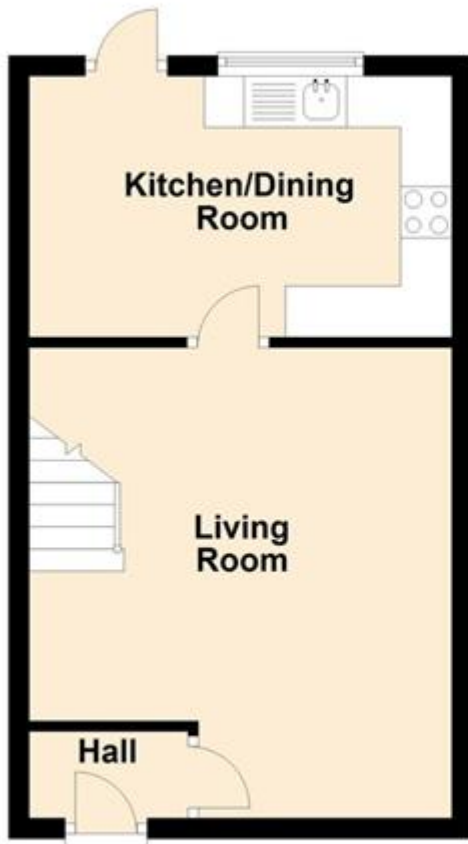


The first floor offers two double bedrooms and a modern separate bathroom.



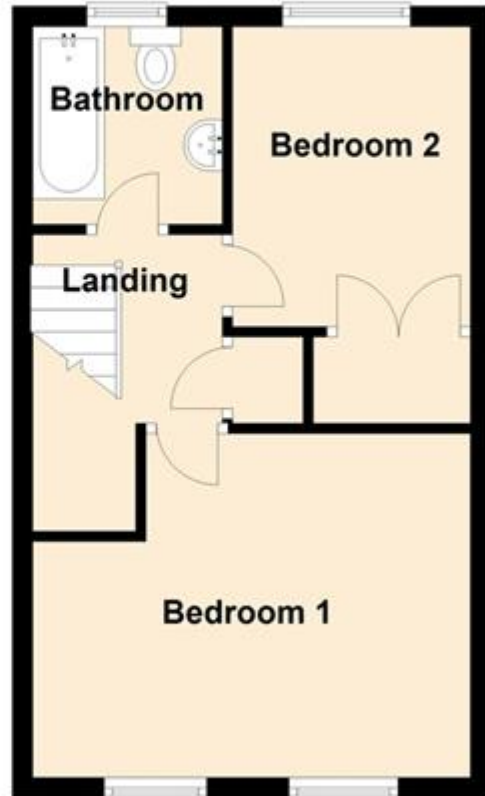
## Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

Regulated by RICS

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