



Clarence Road

Rayleigh

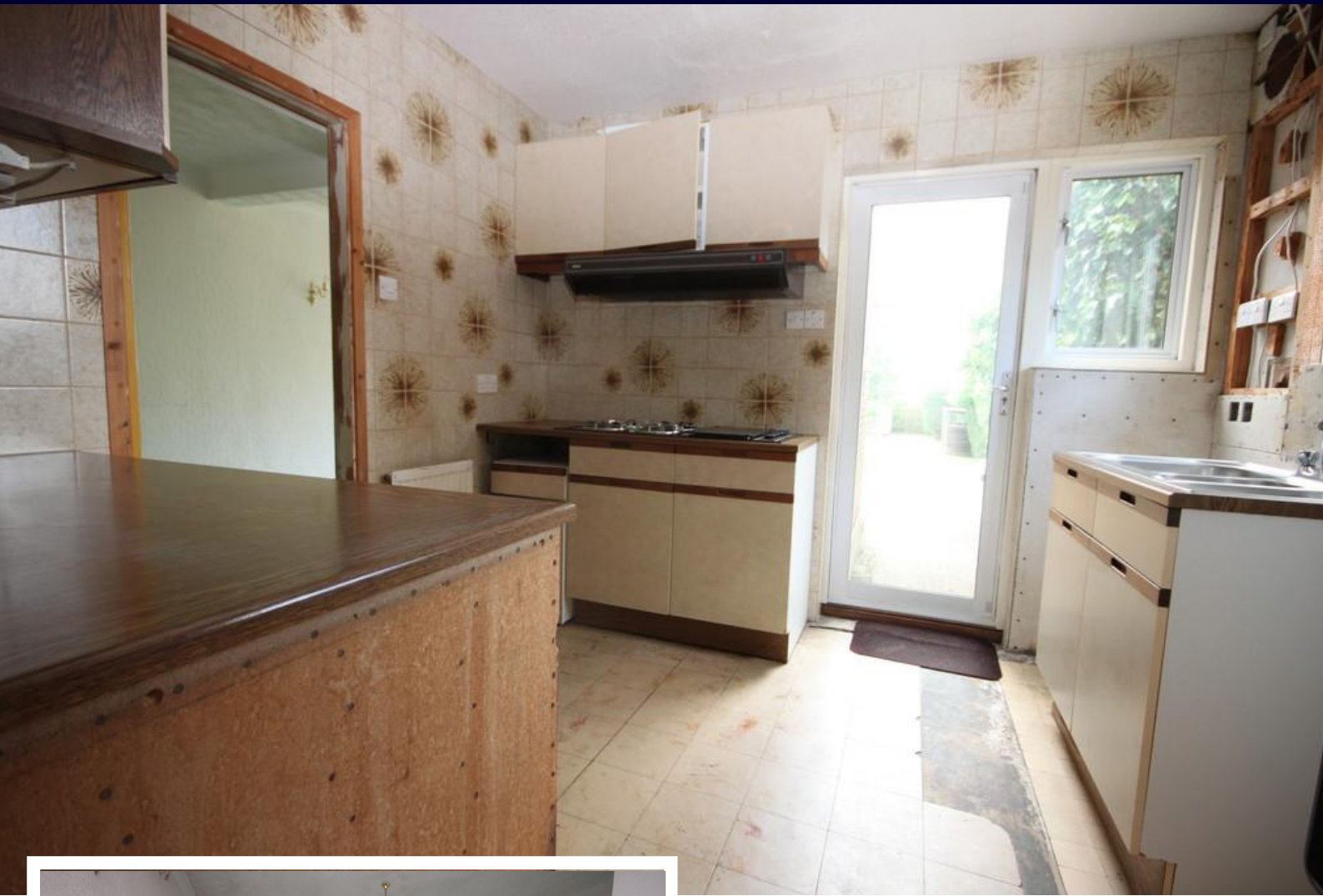
- 120' WEST BACKING GARDEN
- EXTENDED TO THE REAR
- GROUND FLOOR WET ROOM
- FIRST FLOOR BATHROOM



Guide Price £420,000

Extended three bedroom home with a 120' west backing garden, garage and parking. In need of modernization but so much potential! Perfect for schools and a great size, 22' living room and separate reception room. Come and see!!





AGENTS NOTES

Come and see for yourself the potential of this already extended three bedroom semi detached home. Offered with vacant possession.

The garden is a joy and well tended west backing and approximately 120' in depth. Plenty of off road parking and a driveway leading to the detached garage. Versatile and adaptable layout with a ground floor modern wet room and first floor family bathroom with three bedrooms.

The property has already been extended to the rear providing a great living room measuring 22'2 x 13'3 looking directly out to the seduded garden. In addition there is a second good size reception room to the the front.

The home is ready to move into whilst any work is carried out and the potential to improve and extend further is enormous if required. A modern boiler provides the gas central heating and the large loft is boarded with light.



What a great position as well for sought after local schools and access to bus routes if required with local shops nearby and a short distance to Rayleigh High Street and main line Railway Station.

HALLWAY

14' 10" x 7' 8" (4.52m x 2.34m)

WET ROOM

EXTENDED LIVING ROOM

22' 2" x 13' 3" (6.76m x 4.04m)



FRONT RECEPTION ROOM

16' 2" x 11' 2" (4.93m x 3.4m)

KITCHEN

10' 8" x 9' 9" (3.25m x 2.97m)

LANDING

BEDROOM

13' 10" x 11' 2" (4.22m x 3.4m)

BEDROOM

8' 10" x 10' 4" (2.69m x 3.15m)

BEDROOM

8' 10" x 7' 10" (2.69m x 2.39m)

BATHROOM

GARAGE

GARDEN

120" (36.58m)

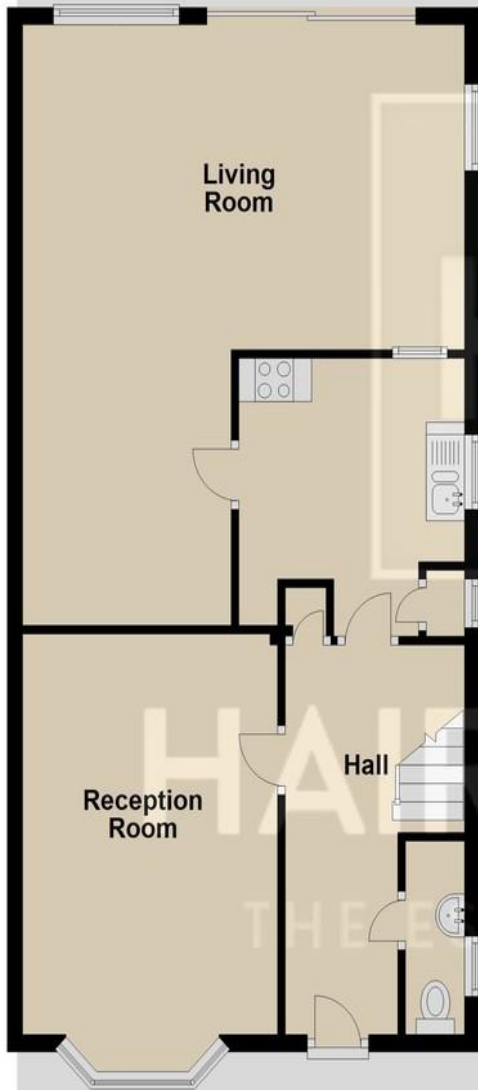


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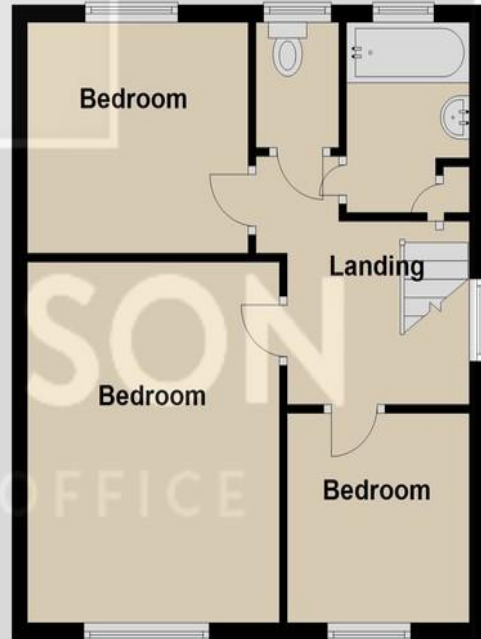
Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

Regulated by RICS

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