



## Wethersfield Close

Rayleigh

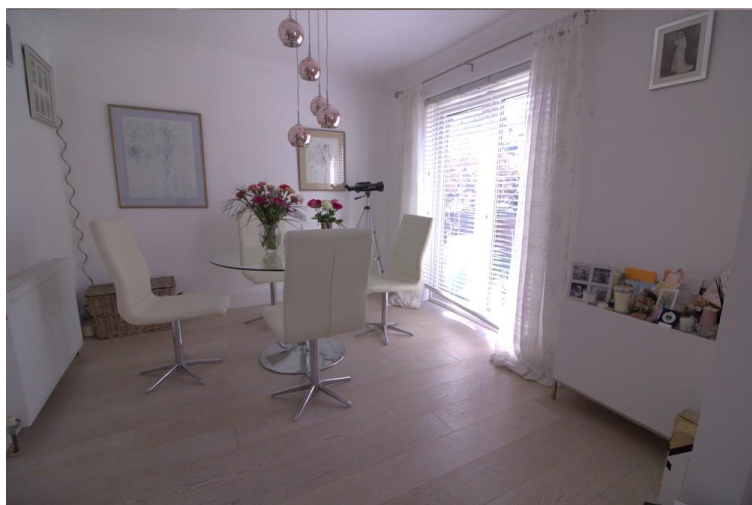
- THREE BEDROOMS
- LARGE STUNNING SOUTH BACKING GARDEN
- GENEROUS SIZE LOUNGE
- SEPARATE DINING ROOM



## Guide Price £425,000

Beautifully presented three bedroom home with a wonderful and exceptionally large landscaped south facing garden. NO ONWARD CHAIN. Great size lounge and separate dining room. Detached garage and off road parking for three cars. Ideal catchment area for schools of all ages and room to extend.





#### **AGENTS NOTES**

Nestling in a quiet cull de sac this exceptional three bedroom home comes with a magnificent large fully landscaped garden on a south facing aspect. The home is very well presented with a detached brick built garage and further off road parking for three cars. There is so much potential to extend to the side and rear if extra space later on is what you are looking for.

Generous size rooms throughout including a bright lounge with double glazed patio doors opening to the spectacular garden and a walk through to the separate dining room with further double glazed patio doors opening to the garden. Complimented by a modern separate kitchen with side access to a wonderful side garden area which gives way to the feature garden.

The first floor features three bedrooms and a modern bathroom.

Fully double glazed and gas central heating as well as subtle internal mood lighting to many of the rooms.



There is a detached brick built garage as well as off road parking for three cars.

Ideal position for access to Rayleigh with regular bus routes as well as being within comfortable reach of schools for all ages.

NOT ONE TO BE PASSED, THE GARDEN IS SUCH A GOOD SIZE AND LANDSCAPED FOR RELAXATION AND ENTERTAINING. SOUTH FACING.

#### **HALL**

#### **LOUNGE**

14' 0" x 17' 6" (4.27m x 5.33m)

#### **DINING ROOM**

10' 9" x 9' 3" (3.28m x 2.82m)

#### **KITCHEN**

11' 0" x 8' 3" (3.35m x 2.51m)

#### **LANDING**

#### **BEDROOM**

11' 6" x 10' 10" (3.51m x 3.3m)

#### **BEDROOM**

12' 10" x 10' 8" (3.91m x 3.25m)

#### **BEDROOM**

9' 10" x 8' 2" (3m x 2.49m)

#### **DETACHED GARAGE**

#### **OFF ROAD PARKING FOR THREE CARS**

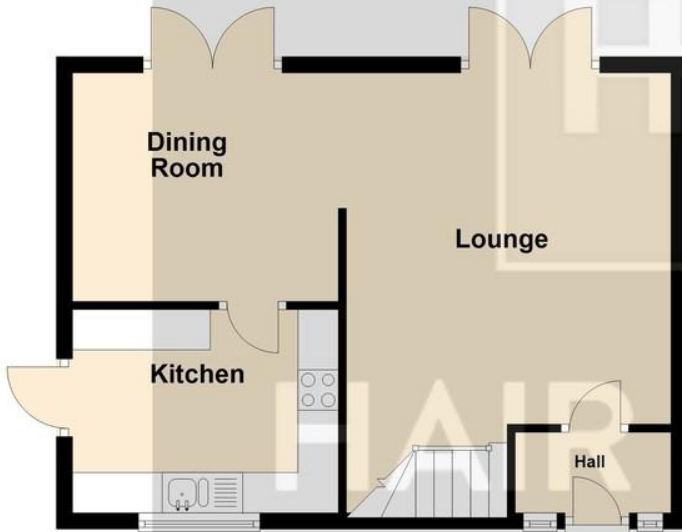
#### **GARDEN**

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.



### Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



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THE ESTATE OFFICE

Total area: approx. 81.5 sq. metres (877.3 sq. feet)

Regulated by RICS

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