

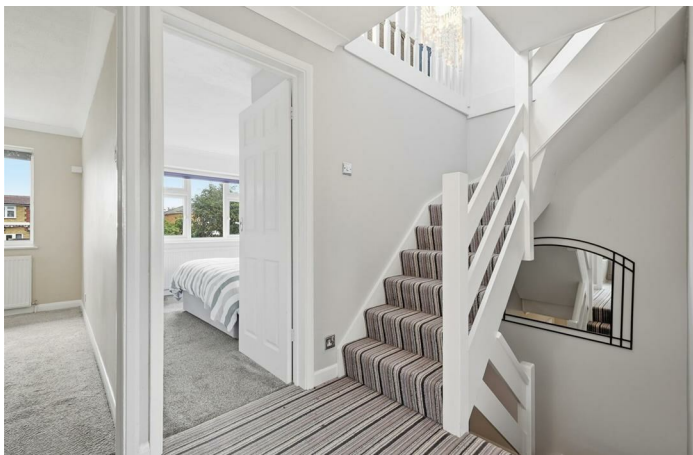


Eastwood Road, Rayleigh

Guide Price £500,000 Freehold

- Semi-Detached House
- Approx 90ft Garden with outbuilding.
 - Stunning Modern Kitchen
 - Off road parking and garage
- Well Presented throughout, ready for move in.
- Four Bedrooms with an additional loft room
 - Family bathroom and separate w/c
 - Sought after Location in Rayleigh
 - Lounge and Dining Room
 - No Onward Chain





****£500,000 - £525,00** **APPROX 90FT GARDEN** **GARAGE AND OFF ROAD PARKING**** A four bedroom semi-detached house with an additional loft room that is being offered to the market with no onward chain. This home is situated in a desirable area of Rayleigh, on Eastwood Road.

The property is presented to a great standard throughout and offers a future buyer ample space for living, relaxation and space for entertaining guests.

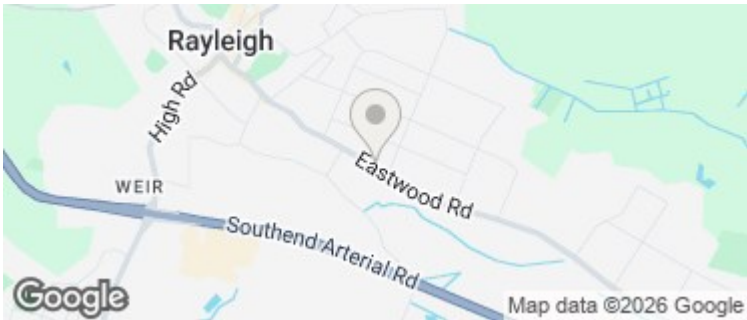
The downstairs accommodation comprises of a stunning modern kitchen which has been installed within the last few years, the kitchen features integrated appliances as well as space for other white goods. Further downstairs you have a convenient w/c with wash hand basin and toilet. The rear of the downstairs has a spacious living room which flows into the additional reception room which would make a great space for dining. Access to the rear garden is given via bi-folding doors that open out this wonderful outside space.

The upper floor comprises of four bedrooms which are all well proportioned, the family bathroom is also found on this floor. The second floor features a loft room which can be used as a home office space or for additional storage, you also have use of the eaves space on this level.

Externally to the front you have a driveway for at least two cars as well as a garage.

To the rear you really have the selling point of the home with a garden measuring approx. 90ft. This garden is perfect for those summer months offering brilliant space to entertain family and friends. At the end of the garden you have an outbuilding that is currently being used as an home gym.

This property is being offered to the market with **NO ONWARD CHAIN.**



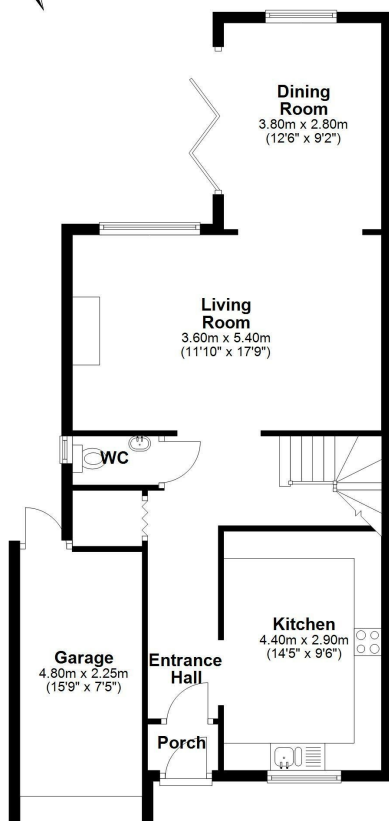
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
EU Directive 2002/91/EC		

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



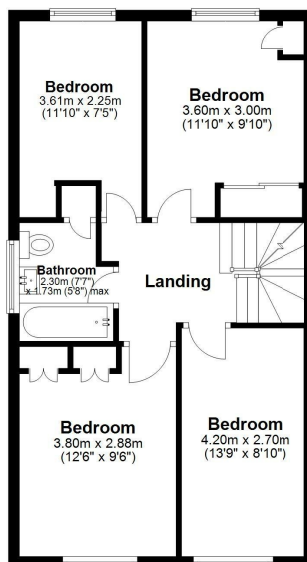
Ground Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



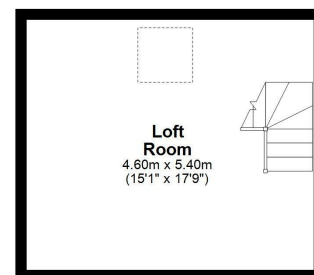
First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.