

Connaught Road, Rayleigh, SS6 8UG



Guide Price £750,000-£800,000

Situated in this secluded location, surrounded by Grove Woods, is this stunning four bedroom detached bungalow built approximately 10 years ago, benefiting from having a modern kitchen/breakfast room, spacious living room with log burner, en suite to master bedroom, lawned garden, detached double garage plus several large outbuildings all on a plot measuring in excess of half acre. Walking distance of Grove Wood primary school.

EPC Rating: C.

Our Ref 17954



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Entrance via double glazed entrance door to

ENTRANCE HALL

Wood effect flooring. Radiator.



BEDROOM ONE 12' 4" x 10' 6" (3.76m x 3.2m)

Double glazed window to the front aspect. Built-in wardrobes to one wall. Wood effect flooring. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin with tiled splash back. Shower enclosure with folding glass door. Wood effect flooring. Heated towel rail.



BEDROOM TWO 10' 6" x 9' 11" (3.2m x 3.02m)

Double glazed window to the front aspect. Radiator.



BEDROOM THREE 10' x 7' 8" (3.05m x 2.34m)

Double glazed window to the rear aspect. Wood effect flooring. Radiator.



BEDROOM FOUR 10' x 7' 8" (3.05m x 2.34m)

Double glazed window to the rear aspect. Wood effect flooring. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with shower over and glass shower screen. Tiled floor. Tiled walls. Heated towel rail. Inset spot lights.



LIVING ROOM 16' 1" x 14' 6" (4.9m x 4.42m)

Double glazed window to the front aspect. Brick fireplace with Log Burner. Radiator. Double doors providing access to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 20' 3" x 10' (6.17m x 3.05m)

Double glazed window to the rear aspect. Double glazed French doors providing access to garden. Quality fitted modern base and eye level units. Square edge work surfaces. Inset sink drainer unit. Built-in double oven with warming drawer below and microwave above. Inset electric hob with extractor chimney above. Integrated dishwasher. Integrated washing machine. Space for American style fridge/freezer. Wall mounted boiler. Space for table and chairs. Tiled floor. Inset spot lights. Radiator.



EXTERIOR

The **GROUNDS MEASURE IN EXCESS OF HALF ACRE** and are mainly laid to lawn and are surrounded by Grove Woods. **DETACHED DOUBLE LENGTH GARAGE 33' x 12' 6" (10.06m x 3.81m)** with up and over door to the front, power and light. **SEVERAL LARGE OUTBUILDINGS/WORKSHOPS/GRAFT ROOMS/SHEDS.**

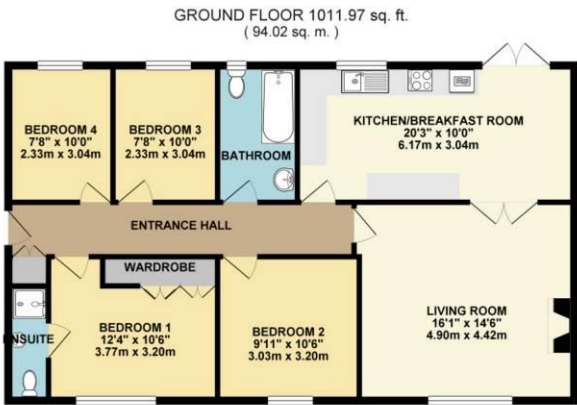


The driveway and property is accessed via double opening wrought iron gates.



Agents Note:

The Vendor has advised that the property has OIL HEATING, but is on mains drainage



TOTAL FLOOR AREA: 1011.97 sq. ft. (94.02 sq. m.) approx.

Measurements are given as a guide only and are not intended to be used for any purpose other than to provide a general indication of the size of the property. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.