



**134 London Road
Rayleigh, Essex SS6 9AU
£350,000**

- Easy Walk To Station
- 3 Bedrooms
- 20' x 20' max Lounge
- Kitchen & Conservatory
- Shower Room
- Much Scope & Potential
- Close to Sweyne Park School & Shops
- Attached Garage
- Set Well Back From The Road
- No Onward Chain



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

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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		EU Directive 2002/91/EC	

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



**** SPACIOUS 3 BEDROOM FAMILY HOME ****

Offered with no onward chain is this spacious 3 bedroom semi detached home within a most convenient location close to local shops & Swayne Park School and also within a short walk to Rayleigh Station & High Street,

The property is predominantly open plan to the ground floor with an entry lobby, 20' x 20' max lounge, kitchen & conservatory,

To the first floor are 3 bedrooms & a family bathroom. The rear garden is mainly paved providing an easy maintenance garden and is set well back from the road with extensive parking and access to garage

ACCOMMODATION

RECEPTION HALL

Double glazed door to: laminate floor, power points,

LOUNGE 20'9 x 20' max (6.32m x 6.10m max)

Double glazed windows to front & rear elevations, patio doors to side, coving, radiator, power & Tv points, stairs to first floor with storage cupboard below,

KITCHEN 10'2 x 10' (3.10m x 3.05m)

Double glazed window & door to rear, fitted with a white range of eye level & base level units, rolled edge worktops incorporating 1.5 sink drainer, space for freestanding gas cooker, plumbing for washing machine, fully tiled walls & flooring, power points,

CONSERVATORY

UPVC double glazed windows to three elevations & door to rear garden, tiled floor, lighting & power points,

LANDING

Access to loft space, power points,

BEDROOM 1 12'9 x 11'6 (3.89m x 3.51m)

Double glazed window to front, fitted wardrobes to one wall, radiator power points,

BEDROOM 2 11'7 x 9'6 (3.53m x 2.90m)

Double glazed window to rear, fitted wardrobes to two walls with bed recess having cupboards above & bed side cabinets, dresser unit, radiator, power & Tv points,

BEDROOM 3 8'4 x 7'3 (2.54m x 2.21m)

Double glazed window to front, fitted cupboard, radiator, power point,

SHOWER ROOM

Double glazed window to rear, cream suite comprising, shower cubicle with glazed screen low level wc, pedestal wash hand basin, fully tiled walls & complimentary tiled floor, wall light/shaver point, boiler cupboard with combination boiler,

OUTSIDE

REAR GARDEN

Mainly paved with raised shrub beds & borders, summer house, tap, access to front,

FRONT

The property is set well back from the road providing extensive off road parking & access to garage, shrub beds,

GARAGE

Electric roller door to front, lighting & power points,