



STUART THOMAS
ESTATES



- SOUTH FACING REAR GARDEN
- SUPERBLY FITTED KITCHEN
- GOOD SIZE LOUNGE
- CLOAKROOM

29 Grosvenor Road, Rayleigh, Essex, SS6 9GA

Guide Price £350,000

Viewings this Saturday 26th June! Quietly situated in this sought after location is this end terraced modern 3 bedroom FAMILY HOME with the added benefit of a SOUTH FACING REAR GARDEN. There is a GROUND FLOOR CLOAKROOM. 16'7 Lounge SUPERBLY FITTED KITCHEN DINER with integrated FRIDGE FREEZER AND DISHWASHER. Three GOOD SIZE BEDROOMS and SUPERB BATHROOM to the first floor. Ample OFF STREET PARKING to the front.



Property Description

ENTRANCE HALL

Entrance door with a stained glass inset leads to the entrance hall. Dirt attracting mat. Radiator.

CLOAKROOM

With a 2 piece white suite comprising a low level wc and a pedestal wash hand basin. Radiator. Obscure double glazed window with plantation shutters to the front.

LOUNGE

16' 7" x 15' 1" narrowing to 8' 5" (5.05m x 4.6m) This attractive room has a wood effect flooring. Double glazed bay window with plantation shutters to the front aspect. Double and single radiators. Coving.

KITCHEN/DINER

15' 1" x 9' (4.6m x 2.74m) This very attractive room has sliding patio doors leading to the rear garden. Double glazed window to the rear. A range of units at eye and base level with ample wood work surfaces over. Single drainer sink unit with a mixer tap over. Ceramic hob with a built under oven and extractor cooker hood over. Space and plumbing for a washing machine. Integrated fridge freezer and slimline dishwasher. Built in microwave. Inset ceiling spotlights.

LANDING

Storage cupboard with space for a tumble dryer. Access to the loft. Double glazed window with plantation shutters to the side.

BEDROOM ONE

13' 6" x 8' 7" (4.11m x 2.62m) Double glazed window to the front with plantation shutters. Radiator.





BEDROOM TWO

12' 2" x 8' 4" (3.71m x 2.54m) Double glazed window to the rear with plantation shutters. Radiator.

BEDROOM THREE

8' 10" x 6' 5" (2.69m x 1.96m) Double glazed window to the rear with plantation shutters. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and shower bath with a screen mixer tap and independent shower over the bath. Obscure double glazed window to the front. Electric shaver socket. Heated towel rail. Some ceramic tiling. Tiled floor.

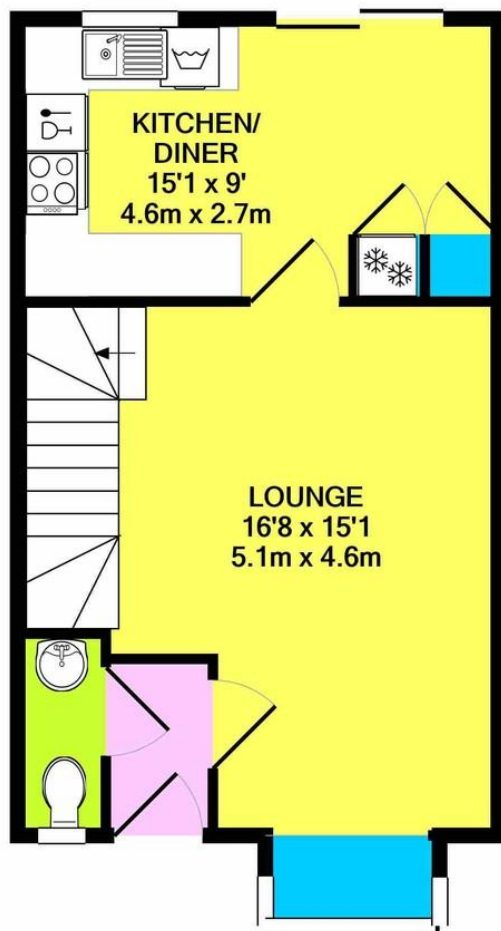
OFF STREET PARKING

To the front of the property for 2 vehicles.

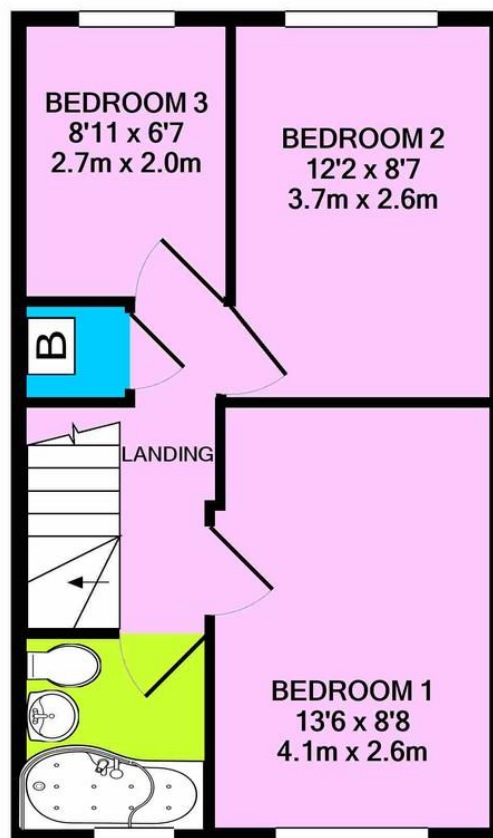
REAR GARDEN

Approximately 40' (unmeasured). South facing laid to lawn with a block paved patio. Outside lighting and water supply. Side access to the front.





GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		

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