



STUART THOMAS  
ESTATES



- WEST BACKING REAR GARDEN
- IN NEED OF SOME UPDATING
- EASY ACCESS TO A127 AND A13
- NO ONWARD CHAIN

311 Rayleigh Road, Thundersley, Essex, SS7 3XA

Guide Price £330,000

Stuart Thomas is pleased to bring to the market a 3 bedroom chalet bungalow offering the opportunity to put your own stamp on it with a west backing rear garden. Easy access to A127 and A13. No onward chain.





## Property Description

### PORCH

Tiled floor. Two windows to side.

### HALL

Entrance into a spacious hallway with stairs leading to the first floor. Carpet. Radiator.

### LOUNGE

14' 5" x 10' 10" (4.39m x 3.3m) The lounge opens to the dining area making it double aspect with double glazed patio doors leading to the rear garden. 2 Radiators. Electric feature fireplace. Carpet. Opening to the dining area

### DINING AREA

8' 8" x 10' 10" (2.64m x 3.3m) Double glazed window to front. Carpet. Radiator.

### KITCHEN

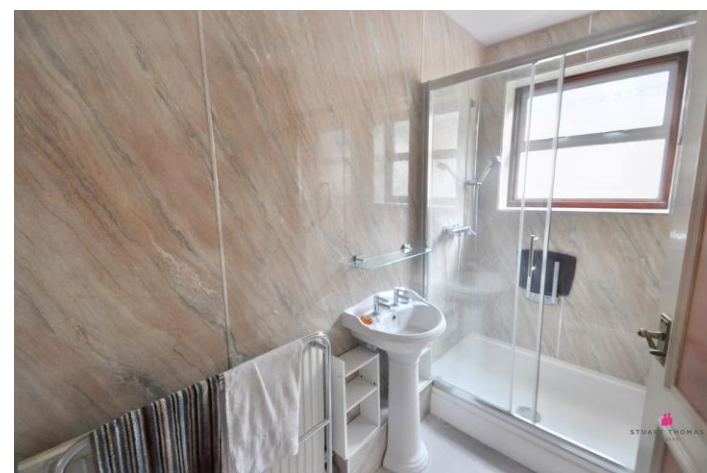
8' 10" x 14' 8" (2.69m x 4.47m) Fitted with a range of cream units at eye and base level with work surfaces over. Single drainer sink unit. Space and plumbing for a washing machine. Integrated electric oven. Ceramic electric hob. Radiator. Part tiled walls. Open plan leading to:

### LEAN TO

Cream units at base level with work surfaces over. Window to rear with door leading to covered veranda and garden and further door to side passage.

### BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed bay window to the front with lead light effect as well as 2 feature windows with stained glass to the side. Sink in vanity unity. Radiator.







Carpet.

#### BEDROOM THREE

9' 1" x 8' 1" (2.77m x 2.46m) Double glazed window to the side. Radiator. Carpet.

#### SHOWER ROOM

8' 9" x 4' 4" (2.67m x 1.32m) Shower room comprises of a pedestal hand wash basin and a large walk in shower with fitted drop down seat. Mable effect shower wall panels. Radiator with heated towel rail attached. Obscure double glazed window to the side. Vinyl flooring.

#### SEPARATE WC

Low level wc. Window to the side. Part tiled to the walls.

#### LANDING

A good sized landing which has plenty of storage. Carpet.

#### BEDROOM TWO

16' 8" x 7' 5" (5.08m x 2.26m) First floor double bedroom. Double aspect with doubled glazed lead light effect windows to front and rear. 2 radiators. Built in cupboard and drawers. Carpet.

#### REAR GARDEN

This WEST BACKING rear garden is laid to lawn with a garden shed and borders with mature shrubs.

#### FRONT GARDEN

Paved driveway providing ample off street parking.

#### AGENTS NOTES

Tenure Freehold



Approx Gross Internal Area  
 99 sq m / 1061 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		