

Nelson Road, Rayleigh, SS6 8HB



**Guide Price:
£475,000 - £500,000**

Situated in one of Rayleigh's most sought after roads and occupying a corner plot position is this spacious three bedroom detached chalet/bungalow. This property would benefit from refurbishment, with scope for further development to side and rear, subject to usual planning consent. With a secluded rear garden, garage to the rear and beautifully presented mature front garden borders and lawn. Within walking distance to Rayleigh's excellent Edward Francis Primary School and Fitzwimarc Secondary School as well as high street and mainline railway station. Offered with no onward chain.

Viewing advised. Our Ref: 19475.

Entrance via hardwood glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiator.



OPEN PLAN LOUNGE/DINER 17' 10" x 17' 9" (5.44m x 5.41m)

Double glazed windows to front, side and rear aspects. Double glazed door providing access to rear garden. Brick built fireplace with electric log effect fire. Stairs to first floor accommodation. Radiator.



GROUND FLOOR BEDROOM ONE 14' 4" x 14' 1" (4.37m x 4.29m)

Double glazed window to front aspect. Radiator.



KITCHEN 11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed window to rear aspect. Glazed door providing access to lean-to/sun lounge. A comprehensive range of base and eye level units incorporating roll top work surface with inset one and a half sink drainer unit. Space and plumbing for appliances. Cupboard housing boiler. Radiator.



BRICK BUILT SUN LOUNGE

Door providing access to rear garden.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A two piece suite comprising tiled shower cubicle and inset wash hand basin with vanity storage below. Airing cupboard. Radiator.



SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc.



FIRST FLOOR LANDING

BEDROOM TWO 12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed window to front aspect. Eaves wardrobe. Plastered ceiling.



BEDROOM THREE 10' 2" x 8' 3" (3.1m x 2.51m)

Double glazed windows to side aspect. Eaves storage cupboard and access to loft space. Plastered ceiling.



EXTERIOR.

A BEAUTIFULLY LANDSCAPED REAR GARDEN

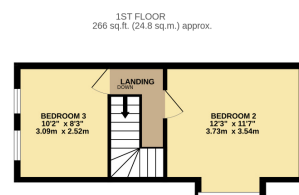
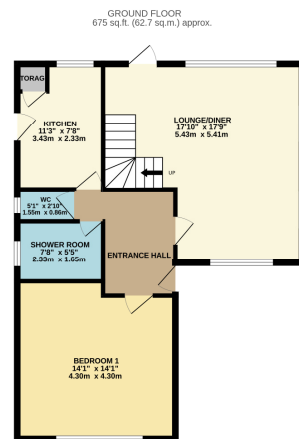
commencing with patio area leading to garden. Laid to lawn. A selection of mature flower, shrubs and trees. Shed to remain. Personal door to **DETACHED GARAGE** with driveway. Gate providing access to rear providing access to garage. Gate providing access to front.



The **FRONT** is beautifully landscaped with pathway to lead to front door. Mature lawns with flower and shrub borders providing seclusion from the road. Purpose brick built bin storage area.

Agents Note:

The property provides potential for extension to the side and rear, subject to the usual planning consents.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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