



ASHTON & PERKINS

BROAD OAK WAY, RAYLEIGH

OFFERS IN EXCESS OF £425,000





A beautifully refurbished and modernised family home set in a sought after location within walking distance of Rayleigh town centre and station. Offering large kitchen / diner perfect for entertaining, large bedrooms, 4 piece bathroom suite, good size rear garden, off street parking and so much more. Call now to book your viewing

Off street parking for multiple vehicles leads to front door and into.....

Hallway;

Light and spacious with fresh neutral decor, wood flooring, carpeted stairs to first floor and access to both living room and kitchen / diner.

Kitchen / Diner; 5.3m x 3.3m

Clearly the centre of the house and the perfect entertaining space, the newly installed kitchen offers it all. Integrated fridge freezer and dishwasher, built in larger / storage cupboard, spot light fittings, patio doors out to garden, laminate flooring, , spot light fittings, radiator, ample space for dining furniture and lots more.

Living room; 4m x 3.4m

A fresh modern living room with suntrap window providing lots of natural light. Newly installed



entertaining unit around chimney ideal for wall mounting TV. Radiator, spot light fittings, blinds and curtains to window.

Carpeted stairs leads to landing and hatch to insulated and boarded loft

Bedroom 1; 4m x 3.2m

Master bedroom located at the front of the property includes a suntrap window providing lots of natural light. Modern decor, blinds and curtains to windows and ample space for large bed and furniture.



Bedroom 2; 3.5m x 3.2m

Overlooking the rear garden bedroom 2 has been tastefully decorated and includes feature wall with wood panelling to lower half. Carpeted flooring, radiator, centre ceiling light fitting.

Bedroom 3; 2.9m x 2m

A good size single bedroom with modern childrens decor including grey feature wall paper, grey carpet, blinds and curtains to windows, ceiling lighting and radiator

Garden; Approx 60ft

Exiting via kitchen / diner the garden commences with paved area perfect for summer BBQ's and then offers low maintenance with lawn to centre and paved path to side leading to the hardstand and summer house to rear.

Summerhouse;

With full electric via its own fuseboard the summer house offers potential to convert into home office, gym, bar or a multiuse room.

EPC - D

Council tax band - D





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, etc are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.

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