



STUART THOMAS
ESTATES



- LARGE DETACHED BUNGALOW
- IMPRESSIVE ENTRANCE HALL
- THREE BEDROOMS
- SPACIOUS LOUNGE

2 Ray Close, Leigh-on-Sea, Essex, SS9 2NW

£850,000

Rarely available in the HIGHLY SOUGHT AFTER RAY CLOSE is this VERY LARGE DETACHED BUNGALOW on a GOOD SIZE PLOT with a DOUBLE WIDTH GARAGE. Situated in the heart of the CHAPMANSLORD CONSERVATION AREA here is an opportunity not to be missed.





Property Description

IMPRESSIVE ENTRANCE HALL

Part glazed twin double glazed entrance doors lead to the impressive and particularly spacious entrance hall. Two double radiators. Walk in cloaks cupboard. Storage cupboard.

CLOAKROOM

Low level wc and a hand wash basin. Lead light obscure double glazed window to the front. Radiator.

LOUNGE

A bright and good size room with sliding patio doors leading to the rear garden and a large double glazed lead light window to the side. Two double radiators. A feature stone fireplace and dias for TV. Coving. 4 wall light points.

DINING ROOM

Double glazed bay window to the side overlooking the rear garden with a curved radiator below. Coving. 4 wall light points. Inset ceiling spotlights. Radiator.

KITCHEN/DINER

Fitted with a range of oak units at eye and base level with ample work surfaces over. AEG ceramic hob. Built in oven and grill. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a dishwasher. Electric fan heater. Double glazed window to the rear. Double radiator.

BAR ROOM

With 2 sets of sliding patio doors leading to the garden. Wood panelling to the walls. Double radiator.

UTILITY ROOM





A really good size room with a part glazed door leading to the garden. Double glazed window. Wall mounted gas fired central heating boiler. Inset single drainer sink unit. Space and plumbing for a washing machine. Coving. Heated towel rail.

INNER HALLWAY

Access to the loft. Double airing cupboard housing the hot water cylinder. Radiator. Coving.

BEDROOM ONE

Lead light double glazed window to the front aspect. Coving. Built in wardrobes. Double radiator. Two wall light points.

BEDROOM TWO

Double glazed window to the side. Fitted wardrobes with a bed recess. Double radiator. Coving.

BEDROOM THREE

Fitted wardrobes and a dressing table unit. Coving. Double radiator. Double glazed window to the rear. Two wall light points.

SHOWER ROOM

Low level wc pedestal hand wash basin and a large walk in shower. Extractor fan. Electric shaver socket. Heated towel rail. Fully tiled to all visible walls and floor.

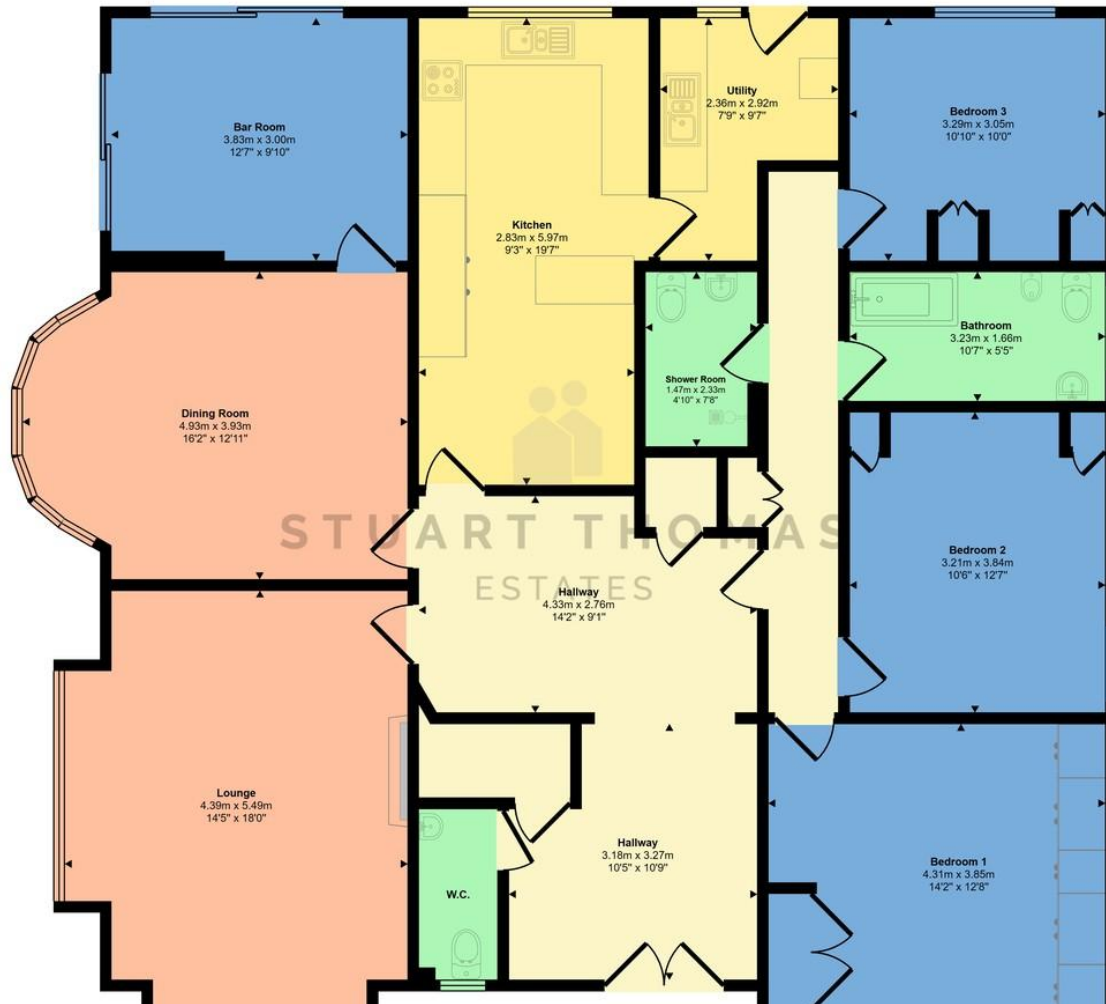
BATHROOM

4 piece suite comprising a low level wc bidet panelled bath with mixer tap and shower attachment and screen. Pedestal hand wash basin. Obscure double glazed window. Radiator. Dimplex fan heater. Fully tiled to all visible walls.

GARAGE



Approx Gross Internal Area
165 sq m / 1772 sq ft



This detached double width garage has an up and over door and a personal door to the side. At the rear of the garage is a useful storage shed. There is ample off street parking provided via a large block paved driveway.

REAR GARDEN

This good size garden has both South and West facing aspects and is secluded with a variety of established trees and shrubs. Crazy paved patio. Greenhouse. Twin wrought iron gates lead to the driveway.

GENERAL

NB This property is located in the Chapmanslord Conservation Area.

Tenure Freehold

Southend Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		

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