

EST. 1999

WILLIAMS AND DONOVAN

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## Shiralee, Sweyne Close, Rayleigh, SS6 9DJ



Guide Price:  
£375,000 - £400,000

Situated in a popular part of Rayleigh is this two bedroom semi detached bungalow with detached garage. With a good size lounge, large dining room, modern kitchen, south east facing rear garden and off street parking for two vehicles.  
Council Tax Band: D. EPC Rating: TBC. Our Ref: 19763.

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Accommodation comprises:

Entrance via composite entrance door to entrance porch.

### LARGE ENTRANCE PORCH

Double glazing to all aspects. uPVC double glazed door to entrance hall.



### ENTRANCE HALL

### LOUNGE 13' x 11' 7" (3.96m x 3.53m)

Radiator. Opening into dining area.



### DINING AREA 19' 3" x 8' 4" (5.87m x 2.54m)

Large bi-fold doors providing access to rear garden. Storage units with fridge freezer to the centre. Tiled flooring. Plastered ceiling with downlights. Opening into kitchen.



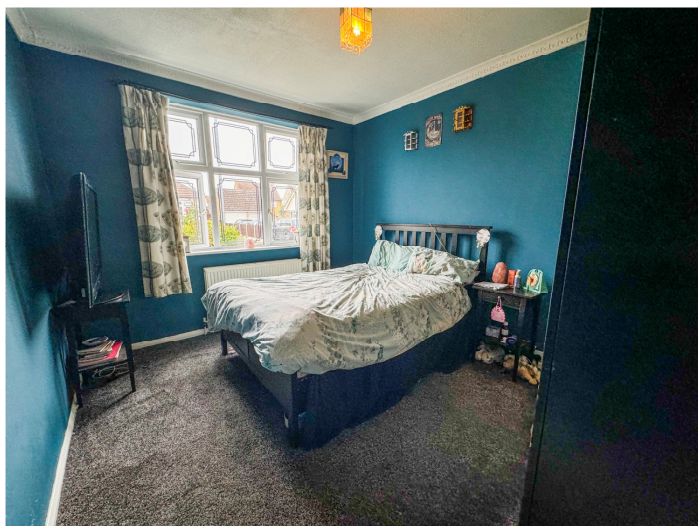
**KITCHEN 10' 2" x 8' 11" (3.1m x 2.72m)**

uPVC double glazed window to side aspect. A range of base and eye level units incorporating work surface with stainless sink drainer unit. Integrated double oven. Induction hob with extractor fan above. Splash back tiling. Tiled flooring. Plastered ceiling with downlights.



**BEDROOM ONE 12' 4" x 10' 2" (3.76m x 3.1m)**

uPVC double glazed window to front aspect. Radiator.



**BEDROOM TWO 11' 7" x 9' (3.53m x 2.74m)**

uPVC double glazed window to front aspect. Radiator.



**BATHROOM**

Obscure uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls.



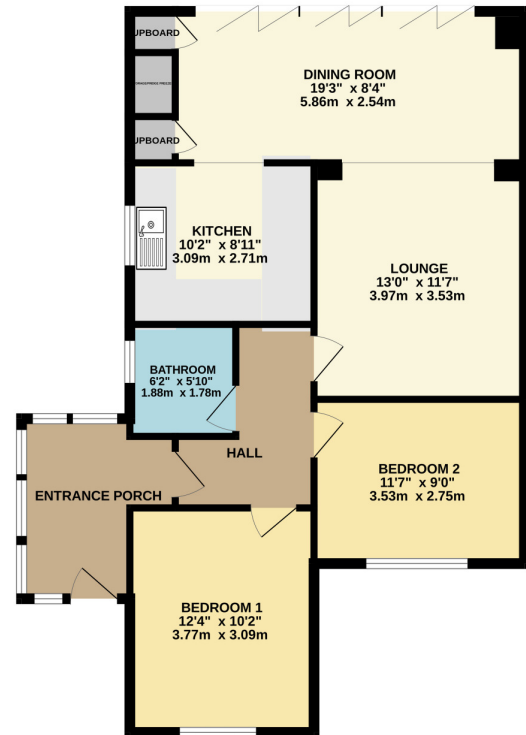
## EXTERIOR.

The **SOUTH EAST FACING L-SHAPED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. Shed to remain. Door to garage. Gate providing access to front.



The **FRONT** has driveway providing off street parking for two vehicles leading to **DETACHED GARAGE**. Small lawn and shrubs to front.

GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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