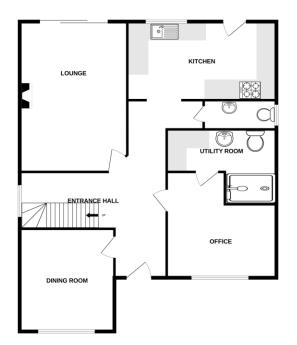
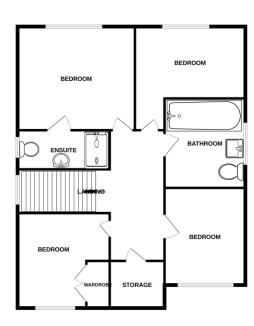
GROUND FLOOR 1ST FLOOR





Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measuremer of doors, windows, rooms and any other items are approximate and no responsibility to 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 guarant as to their operability or efficiency can be given.

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36 Moat Rise, Rayleigh, SS6 7RP Guide Price £500,000 - £525,000

GUIDE PRICE £500,000 - £525,000 **NO ONW ARD CHAIN**
A well presented 4 bedroom, 2 reception room detached family home offering good size accommodation with the added advantage of either an additional ground floor bedroom with an en-suite shower room or an office. The property also has the added advantage of a 35' rear garden, UPVC doors and windows, and is conveniently location in a quiet cul-de-sac position yet within minutes walk of Rayleigh town centre, schools and main line station. We would therefore strongly recommend an early internal viewing to appreciate this family home. No onward chain.

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- OFFICE/BEDROOM WITH SEPERATE SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- GOOD SIZE LOUNGE
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- SHORT WALK TO TOWN CENTRE AND RAYLEIGH MAINLINE RAILWAY STATION
- CUL-DE-SAC LOCATION
- VIEWING HIGHLY RECOMMENDED













ENTRANCE HALL 19' 1" (5.82m Entrance door with glazed inset leading into a spacious entrance hall, UPVC double glazed window to side aspect, coved to ceiling, radiator, laminate light oak wood effect flooring, power points, stairs to first floor.

GRO UND FLOOR CLOAK ROO M 5' 7" x 2' 7" (1.7m x 0.79m) Modern white suite comprising low level WC, wall mounted wash hand basin, tiled flooring, radiator, extractor fan.

LOUNGE 17' 6" x 11' 10" (5.33m x 3.61m) UPVC double glazed sliding patio doors leading to and overlooking rear garden, feature castiron fireplace, coved ceiling, solid beech wood flooring, radiators, power points, TV point, coved ceiling.

DINING ROOM 10' 4" \times 10' 1" (3.15 m \times 3.07 m) UPVC double glazed window to front elevation, coved ceiling, radiator, power points, laminate flooring.

KITCHEN 11' 1" x 8' 9" (3.38m x 2.67m) UPVC double glazed window and door to rear. Fitted with a quality range of grey both eye and base level contemporary style units with illuminated display cabinets, white complimentary work tops incorporating 1.25 bowl sink unit. NEFF gas hob with extractor canopy above, double NEFF oven, integrated dishwasher, fridge and freezer, power points, laminate flooring, concealed wall mounted Valliant boiler (not tested).

BEDROOM FIVE / HOME OFFICE 11' 10" \times 8' 1" (3.61m \times 2.46m) UPVC double glazed window to front, power points, laminate flooring, feature radiator, built in double wardrobe.

UTILITY / SHOWER ROOM 8' x 4' (2.44m x 1.22m) Fitted work top with space & plumbing for washing machine below, fitted eye level cupboards. Close couple WC, wall mounted wash hand basin, single shower cubicle with folding door, chrome heated towel rail.

FIRST FLOOR LANDING Access to loft space, builtin airing cupboard housing foam lagged cylinder.

MASTER BEDROOM 13' 5" x 11' 1" (4.09m x 3.38m)
UPVC double glazed window to rear, power points, TV point, coved to ceiling, radiator, laminate flooring.

EN-SUITE SHOWER ROOM UPVC obscure glazed window to side aspect. White suite comprising of close couple WC, pedestal wash hand basin, double shower cubicle with sliding shower door, tiled flooring, fully tiled walls, chrome heated to well rail.

BEDROOM TWO 13' 7"> 9'6 x 8' 9" (4.14m x 2.67m) UPVC double glazed window to rear, power points, coved to ceiling, radiator.

BEDROOM THREE 10' 3" x 9' 2" (3.12m x 2.79m) UPVC double glazed window to front, power points, radiator, coved to ceiling, fitted wardrobes.

BEDROOM FOUR 8' 2" x 7' 2" (2.49m x 2.18m) UPVC double glazed window to front, power points, radiator, coved to ceiling.

FAMILY BATHROO M Obscure double glazed window to side aspect. White suite comprising of a P-Shaped bath with sperate triton electric shower with shower screen, vanity sink unit, close couple WC, chrome heated towel rail, part tiled walls.

REAR GARDEN The rear garden is approximately 35' x 30' with a large, paved patio area with step leading to a lawn area with established flower beds and shrubs. Shed, access to side, outside tap.

FRONT GARDEN To the front of the property there is off street parking.