



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



**\*\*GUIDE PRICE £500,000 - £525,000\*\* \*\*NO ONWARD 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 located 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.

**GROUND FLOOR CLOAKROOM** 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 cast iron fireplace, coved ceiling, solid beech wood flooring, radiators, power points, TV point, coved ceiling.

**DINING ROOM** 10' 4" x 10' 1" (3.15m x 3.07m) 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" x 8' 1" (3.61m x 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, built in 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 towel rail.

**BEDROOM TWO** 13' 7" x 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 BATHROOM** 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.