



41a Brooklyn Drive

**G R**  
GILBERT  
& ROSE



41a Brooklyn Drive  
Rayleigh  
Essex  
SS6 9LW

Guide price £400,000



Guide Price £400,000 - £425,000

This three bedroom family home is located in an ideal area with everything on your doorstep. Catchment for both Down Hall Primary and Sweyne Park Secondary schools means you are able to let your children get off to a great start in their education. This house is situated within walking distance to the local shops and only a short journey to Asda supermarket. You can enjoy a long summer evenings in this secluded garden or if you would want to get out and about why not enjoy a drink or two at the Hungry Horse situated at the end of the road. When summers over, you are able to enjoy many of the restaurants in Rayleigh high street over a glass of red wine. This property has had planning permission passed approved for a double story extension taking this 3 bedroom detached house into a large four bedroom detached house, for further information please contact our office.



#### Entrance

Door into porch with further door into hallway comprising laminate flooring, radiator, stairs leading to first floor landing with under stairs storage, doors to:

#### Downstairs Cloakroom

Two piece suite comprising wash hand basin and low level w.c, double glazed window to side, smooth ceiling, tiled walls and flooring.

#### Lounge/Diner

18'1" x 9'10" (5.51m x 3.00m < 5.11m)

Double glazed bay window to front, double glazed patio doors to rear, coved cornice to ceiling, laminate flooring, two radiators, open into:

#### Conservatory

9'7" x 8'11" (2.94m x 2.74m)

Double glazed windows to both side and rear, double glazed french doors to side leading into rear garden, radiator, laminate flooring.

#### Kitchen

13'3" x 8'0" (4.04m x 2.44m)

Range of wall and base level unit with laminate work surfaces above incorporating one and half sink and drainer unit with flexible tap, space for cooker with extractor unit above, integrated dishwasher, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to



side leading into rear garden, smooth ceiling tiled flooring, combination boiler wall mounted.

#### First Floor Landing

Double glazed window to side, storage cupboard, loft access, carpeted, doors to:

#### Bedroom One

11'11" x 10'2" (3.65m x 3.12m)

Double glazed window to front, coved cornice to ceiling, fitted wardrobes, radiator, laminate flooring.

#### Bedroom Two

11'9" x 7'10" (3.6m x 2.39m)

Double glazed window to rear, coved cornice to ceiling, radiator, laminate flooring.

#### Bedroom Three

8'2" x 7'3" (2.49m x 2.21m)

Double glazed window to front, storage over stairs, radiator, laminate flooring.

#### Bathroom

Four piece suite comprising corner shower cubical with rainfall shower, panelled bath, wall mounted wash hand basin with mixer tap set into vanity unit and low level w.c, double glazed obscure window to rear, smooth ceiling, heated towel, fully-tiled walls and flooring, extractor fan.

#### Rear Garden

Block paved seating area with remainder laid to lawn, shed to remain, door providing access to garage, side gated access to front.

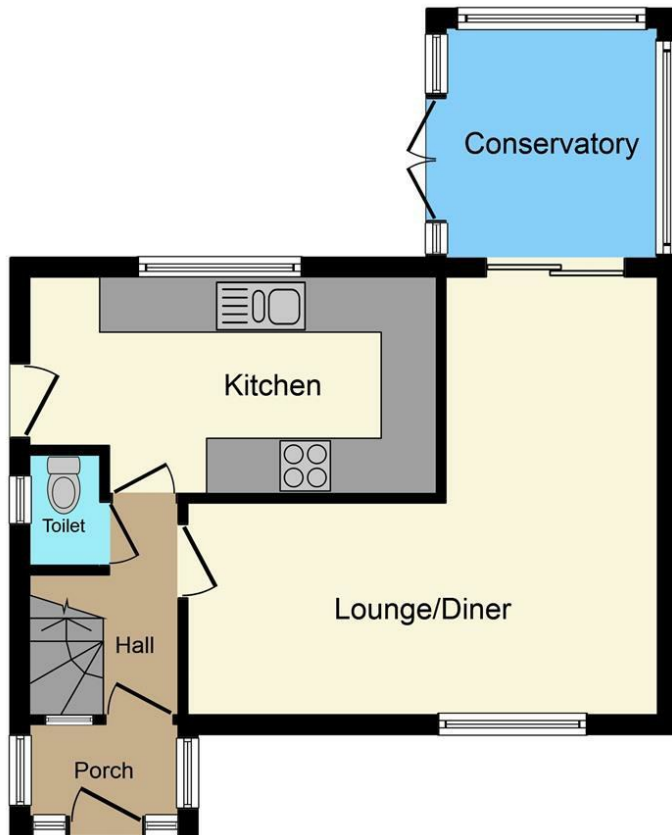
#### Front Garden

Block paved driveway providing off street parking for two vehicles, access to garage, side gated access to rear garden.

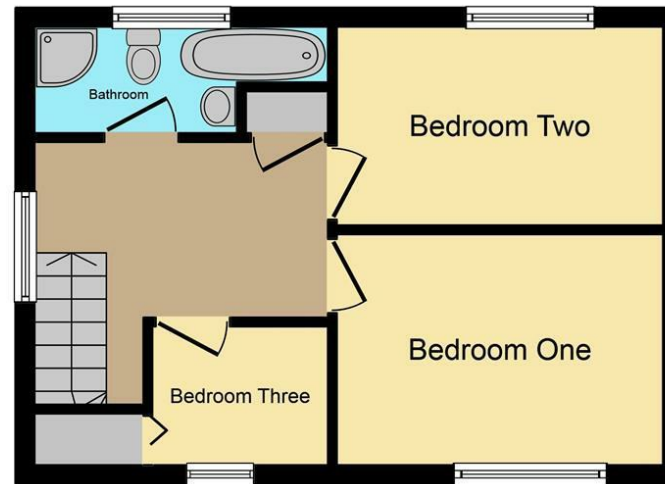
#### Garage

Up and over door to front, power and lighting, door to rear providing access to rear garden.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.