

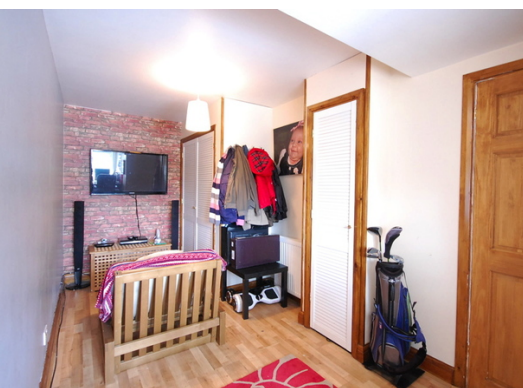
Station Road

Rayne, CM77

Offers in excess of £325,000



Hamilton Piers are pleased to offer FOR SALE FREEHOLD this semi-detached, four bedroom family home positioned in a quiet, sought after turning in the popular village of Rayne. The property offers ample reception space, a conservatory, an unoverlooked rear garden and has off-road parking for two vehicles. NO ONWARD CHAIN. Viewing Advised.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:

ENTRANCE HALL:

Telephone point, carpet to floor and smooth ceiling.

CLOAKROOM:

Low level W.C, single shower fully tiled, inset wash hand basin with tiled splashbacks, radiator, extractor fan, tiled flooring and smooth ceiling.

LOUNGE / DINER: (27' 8" x 12' 3")

Double glazed bay window to front, open plan, stairs to first floor, feature fireplace with wooden fireplace surround and stone hearth, double radiator, television and telephone points, carpet to floor and textured ceiling. Door to kitchen and French doors to garden.

KITCHEN: (12' 5" x 11' 0")

Double glazed window to conservatory, range of matching base and wall units with edged work surfaces and tiled splashbacks, stainless steel one and a half bowl sink and drainer unit with central mixer taps, built-in electric double oven, electric hob with extractor fan over, space for dishwasher and fridge/freezer, storage cupboard, laminate flooring and wooden slatted ceiling. Door to conservatory.

ADDITIONAL RECEPTION ROOM: (17' 4" x 7' 5")

Double glazed window to front, fuse box in cupboard, two storage cupboards, laminate flooring and smooth ceiling. Door to entrance hall.

CONSERVATORY: (11' 3" x 6' 8")

Part brick, part UPVC with polycarbonate roof, radiator, laminate flooring and door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access to part boarded loft and boiler in loft, smoke detector, carpet to floor and textured coved ceiling.

MASTER BEDROOM: (12' 3" x 11' 3")

Double glazed window to front, radiator, television point, wooden flooring and textured coved ceiling.

BEDROOM TWO: (11' 0" x 9' 8")

Double glazed window to rear, radiator, airing cupboard, laminate flooring and textured ceiling.

BEDROOM THREE: (11' 2" x 8' 1") plus recess

Double glazed window to front, radiator, wooden flooring and textured coved ceiling.

BEDROOM FOUR: (9' 4" x 9' 3")

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

FAMILY BATHROOM:

Opaque double glazed window to side, feature bath with central mixer taps, low level W.C, pedestal wash hand basin with wooden panelled splashbacks, radiator, vinyl flooring and textured coved ceiling.

EXTERIOR:

FRONT GARDEN:

The property is approached via a pathway leading to the front door with lawn area, flower and shrub borders plus outside lighting fitted.

REAR GARDEN:

The fenced rear garden has been landscaped and consists of lawn area, shrub borders, shed, patio area, a row of well established trees to the rear of the property, outside tap and access gate to the side.

GARAGING & PARKING:

The single garage has been fully converted into an additional reception room. The driveway is block paved with space for two vehicles.

AGENTS NOTES:

If you have any other queries please contact us on 01376 341141.

PROVISIONAL DETAILS - AWAITING VENDOR'S APPROVAL

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

