

38 Crown Hill, Rayleigh, Essex,  
SS6 7HG

Offers in excess of: £650,000





## 38 Crown Hill, Rayleigh, Essex, SS6 7HG

Located within minutes of Rayleigh High Street & Station is this SPACIOUS 4 bedroom detached chalet with 60ft garden & ample parking. This MUST be viewed to appreciate the accommodation on offer.

- 4 Bedrooms
- Detached Chalet Bungalow
- Minutes to Rayleigh High Street, Station & Schools.
- Lounge/Diner 27'10"
- Kitchen/Breakfast Room 14'0"
- Utility Room
- First Floor Modern Bathroom
- Ground Floor Modern Shower Room
- 60ft Tiered Rear Garden
- Garage
- Ample parking
- EPC GRADE E

### Accommodation comprises

**Entrance** Double glazed entrance door through to hallway. Double glazed door to side aspect, smooth finished ceiling with coved cornice, wood effect flooring, radiator, stairs to first floor. Oak internal doors to:

**Ground Floor Bedroom one** 15' x 14'5" (4.57m x 4.4m). Double glazed bay window to front aspect, wood effect flooring, radiator, smooth finished ceiling with coved cornice..

**Bedroom Two** 10' x 9'10" (3.05m x 3m). Two double glazed windows to side aspect, wood effect flooring, smooth finish to ceiling with coved cornice.

**Ground Floor Shower Room** Two obscure double glazed windows to side aspect. Three piece modern White suite comprising; vanity wash hand basin, concealed cistern WC with push button flush, walk in shower cubicle, smooth finish to ceiling with spot lights, tiled walls and floor. Oak door to hall.

**Lounge/Diner** 27'10" x 12'10" > 9'9" (8.48m x 3.9m > 2.97m). Dual aspect room with double glazed bay window to front aspect, double glazed French doors giving access to the garden, laminate wood effect flooring, smooth finish to ceiling with coved cornice, two radiators, TV point.

**Kitchen/Breakfast** 14' x 9'4" (4.27m x 2.84m). Double glazed window to rear aspect. Kitchen comprises of a



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range of modern wall and base level units, complementary work top surfaces incorporating 1.5 bowl sink unit with mixer tap, built in oven and four ring gas hob with cooker hood over, breakfast bar, integrated fridge freezer and dishwasher, tiled floor through to utility room.

**Utility Room** 7'10" x 6'8" (2.4m x 2.03m). Double glazed window to rear aspect, space for washing machine, tiled floor smooth finished ceiling, double glazed door leading to rear garden.

### First Floor Accommodation

**Landing** Double glazed window to rear aspect, smooth finished ceiling, access to loft. Oak panelled internal doors to:

**Bedroom Three** 13' x 8'4" (3.96m x 2.54m). Two double glazed windows to front aspect, textured ceiling, wood effect flooring, radiator, wardrobes across one wall.

**Bedroom Four** 12'2" x 9'9" (3.7m x 2.97m). Double glazed window to rear aspect, radiator, smooth finish to

ceiling with coved cornice, wood laminate flooring, wardrobes across one wall.

**Bathroom** Velux window to front aspect. Suite comprising; panelled bath with mixer tap and shower attachment, vanity wash hand basin, concealed cistern WC with push button flush, radiator, tiled walls and floor.

### Exterior

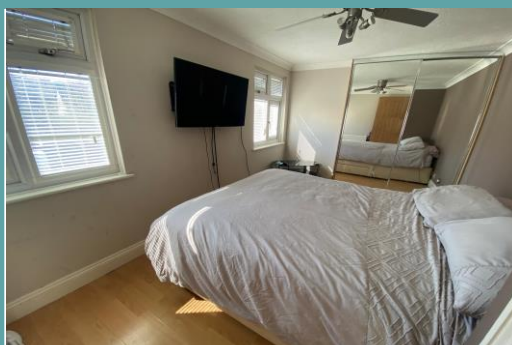
**Rear Garden** Measuring approx. 60ft x 46ft. Block paved patio to immediate rear, access to front, remainder laid to lawn, summer house to rear with electric and Sky TV, rear storage area.

**Garage** Double opening doors leading to garage.

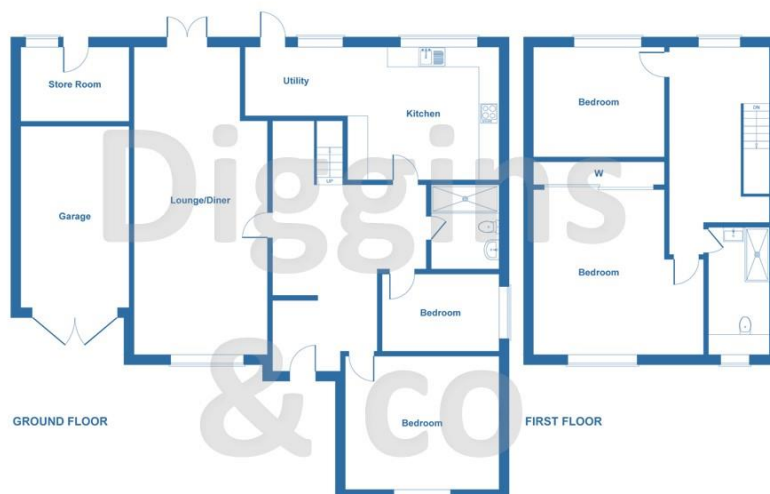
**Front** Off street parking for several vehicles.

**Details to be verified**  
**EPC grade E**  
**Council tax band F**





## Crown Hill



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their  
sizes and locations, are approximate only. They cannot be regarded as  
being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2023

Total floor area 164 sq metres

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		51	76
EU Directive 2002/91/EC			

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