



25 Warwick Road, Rayleigh, Essex,
SS6 8PQ

Guide Price: £625,000 to £650,000



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Boasting a 180ft rear garden is this versatile detached 4/5 bed home, having 2 bedrooms with dressing room & en-suite to first floor, whilst hosting great spacious accommodation to the ground floor, 2/3 Reception rooms & bathroom. Detached garage. CHAIN FREE!!

4/5 Bedrooms

Morning Room 13'2" x 9'

Lounge 19'8" x 15'3"

Dining Room/ Bed 5 13'7" x 9'11"

Kitchen 13' x 12'6"

Dressing Room to Master Bedroom

En Suite to Master Bedroom

2 First Floor bedrooms

2 Ground Floor Bedrooms

180ft (approx.) Rear Garden

Detached Garage

Groveswood Junior School

Fitzwimarc Senior school

Easy reach of shops, town station & bus routes to

Southend & Westcliff schools

EPC GRADE D

Accommodation comprises

Entrance Hall Double glazed entrance door through to hallway. Stairs to first floor, radiator, Parquet flooring, storage cupboard. Oak internal doors leading to;

Bedroom Three 10'1" x 9'11" (3.07m x 3.02m). Lead lite double glazed Bow window to front aspect, radiator, wood effect flooring, textured ceiling (currently used as the Dining Room).

Bedroom Four 11'6" x 11'8" (3.5m x 3.56m). Lead lite effect double glazed window to front aspect, radiator, textured ceiling, TV point, (currently used as the Sitting Room).

Ground Floor Bathroom Double glazed window to side aspect. Three-piece suite comprising; panelled bath with shower over and glazed shower screen, low level WC, pedestal wash hand basin, tiling to walls and floor, towel radiator, underfloor heating, textured ceiling.

Bedroom Five/Dining Room 13'7" x 9'11" (4.14m x 3.02m). Lead lite double glazed window to side aspect, radiator, parquet flooring, textured ceiling. Door to hall, door to Morning Room.

Kitchen 13' x 12'6" (3.96m x 3.8m). Double glazed window to side and rear aspects. Kitchen comprises of a range of wall and base level units, complementary work top surfaces incorporating 1.5 bowl sink unit with mixer tap, space for cooker, dishwasher, fridge freezer and washing machine, radiator, gas boiler, textured ceiling.



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Morning Room 13'2" x 9'11" (4.01m x 3.02m). Double glazed patio doors to garden, parquet flooring, textured ceiling, door to Bedroom 5/Dining Room, double doors to lounge.

Lounge 19'8" x 15'3" (6m x 4.65m). Double glazed patio doors to garden, parquet flooring, TV point, gas flame effect fire fitted into feature fireplace, textured ceiling. Door to hall. Double doors to Morning Room.

First Floor Accommodation

Landing Velux window to side aspect, radiator, eaves storage, Oak panelled internal doors to:

Bedroom One 13'1" x 11'7" (4m x 3.53m). Double glazed window to rear aspect, radiator, textured ceiling, wardrobes to one wall, doors to En Suite and Dressing Room.

Dressing Room 7'3" x 6'2" (2.2m x 1.88m). Textured ceiling, radiator, wardrobe and dressing unit, door to En Suite and double doors to Bedroom. Door to landing.

En Suite Velux window to side aspect, radiator. Three-piece suite comprising; walk in shower cubicle, low level WC, pedestal wash hand basin.

Bedroom Two 10'8" x 7'2" (3.25m x 2.18m). Velux window to side aspect, radiator, eaves storage cupboard and additional cupboards.

Exterior

Rear Garden Unoverlooked garden in excess of 180ft commencing with a patio area, remainder laid to lawn with fencing, mature shrubs, fruit trees and bushes.

Detached Garage 17'3" x 11'5" (5.26m x 3.48m). Located to the rear of the property with pitched tiled roof, up and over door, mezzanine storage, window and personal door to side.

Front Enclosed by low retaining wall with small lawn area and shrubs. Parking for up to 3 vehicles with side double gates leading to garage.

Details to be verified

EPC grade D

Council tax band E



The Property Misdescriptions Act 1991

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35 Eastwood Road
Rayleigh
Essex
SS6 7JE

Tel: 01268 777200

Fax:

Email: sales@digginsandco.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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