



6 Cheapside West, Rayleigh, Essex,
SS6 9BY

Offers Over: £450,000 Freehold



6 Cheapside West, Rayleigh, Essex, SS6 9BY

A FOUR BEDROOM family home with spacious open plan ground floor living accommodation boasting ground floor bedroom & EN SUITE plus off street parking. Nestled on a corner plot within easy reach of local schools, shops & transport links an internal viewing is strongly advised.

4 Bedrooms

Ground Floor Bedroom with En Suite

Lounge 20'1" > 11'1" x 25'1"

Kitchen 13'1" x 9'6"

Utility Room 8'2" x 4'3"

4 Piece Bathroom Suite

Unoverlooked Rear Garden

Parking

Close to amenities

EPC GRADE D

radiator, cupboard providing storage and boiler, doors to:

Lounge 20'1" (6.12) > 11'1" (3.37) x 25'1" (7.64). Open Plan. Double glazed window to rear, two radiators, tiled floor, open fireplace, smooth finish to ceiling with coved cornice, TV point.

Kitchen 13'1" x 9'6" (4m x 2.9m). Double glazed patio doors to garden. Kitchen comprises of a range of wall and base level units, complementary work top surfaces incorporating single drainer sink unit, space for Range style cooker, integrated dishwasher and fridge freezer, space for washing machine, tiled floor.

Utility Room 8'2" x 4'3" (2.5m x 1.3m). Double glazed door to garden. Wall units, tiles floor. Access also to kitchen.

Accommodation comprises

Entrance Hall Double glazed entrance door through to hallway. Tiled floor, stairs to first floor, smooth finish to ceiling with coved cornice, contemporary style

Ground floor Bedroom One 11'8" x 11'9" (3.56m x 3.58m). Double glazed door to garden, tiled floor with underfloor heating, , oak sliding doors to living room, radiator.



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En Suite Obscure double glazed window to rear aspect, Three piece suite comprising; low level WC, wash hand basin, wet room style shower, tiled floor with underfloor heating, tiled walls.

wash hand basin, low level WC, P shaped panelled bath with shower attachment and glazed shower screen, towel radiator, tiled floor, extractor fan, spotlights to ceiling.

First Floor Accommodation

Landing Double glazed window to rear aspect, built in cupboard, doors to:

Bedroom Two 12' x 9'9" (3.66m x 2.97m). Double glazed window to rear aspect, wood effect flooring, smooth finish to ceiling with coved cornice, radiator.

Bedroom Three 15'8" x 8'11" (4.78m x 2.72m). Two double glazed windows to front aspect, smooth finish to ceiling with spotlights, radiator.

Bedroom Four 8'11" x 9'3" (2.72m x 2.82m). Double glazed window to front aspect, radiator, smooth finish to ceiling with coved cornice, wood flooring.

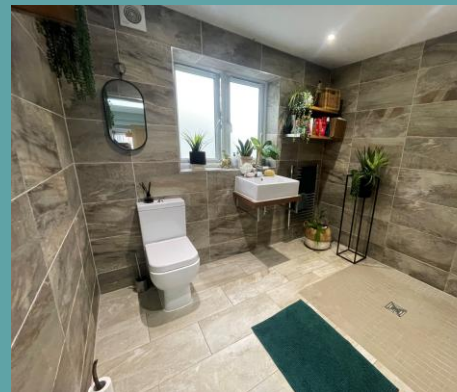
Bathroom Two obscure double glazed windows to rear aspect. Four piece suite comprising; bidet, vanity

Exterior

Rear Garden Unoverlooked to the rear. having Large decked area with pergola to side. Being elevated with lawn and shrub bedding outside water supply, pond with waterfall, brick built shed and further paved area with shed,

Front Block paved proving off street parking and side access to rear garden.

Details to be verified
EPC grade D
Council tax band C



TOTAL FLOOR AREA: 1388 sq. ft. (128.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 12024

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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	63	76
EU Directive 2002/91/EC		

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