



21 Gloucester Avenue, Rayleigh,
Essex, SS6 8XR

Asking Price: £650,000



21 Gloucester Avenue, Rayleigh, Essex, SS6 8XR

Built by a respected local developer for his own occupation, this huge **DETACHED EXECUTIVE HOME** has over 2500sq ft of accommodation, 4 **DOUBLE BEDS** (2 en-suites), 3 **RECEPTION ROOMS**, luxury fitted kitchen with utility room.

- 4 Bedrooms
- 2 En Suites & Family Bathroom
- Lounge 21'9" x 19'4"
- Study 9'10" x 8'7"
- Dining Room 11'6" x 9'1"
- Kitchen 16'6" x 9'6"
- Utility Room 9'7" x 6'
- Rear Garden
- Garage
- EPC GRADE C

Accommodation comprises

Entrance Hall Double glazed entrance door through to hallway. Karndean flooring, radiator, smooth finish to ceiling with coved cornice, two double glazed windows to side aspect, Oak panelled internal doors giving access to:

Ground Floor Cloakroom Two piece suite comprising; low level WC, wash hand basin, radiator, extractor fan.

Lounge 21'9" x 19'4" (6.63m x 5.9m). Double glazed window to front aspect, double glazed French doors giving access to the garden, smooth finish to ceiling with coved cornice, radiator, TV point, air conditioning unit.

Study 9'10" x 8'7" (3m x 2.62m). Double glazed window to side aspect, smooth finish to ceiling with coved cornice and spot lights, radiator, Karndean flooring.

Dining Room 11'6" x 9'1" (3.5m x 2.77m). Double glazed window to front and side aspects, radiator, smooth finish to ceiling with coved cornice.

Kitchen 16'6" x 9'6" (5.03m x 2.9m). Double glazed window to front aspect. Kitchen comprises of a range of wall and base level units, complementary Quartz work top surfaces incorporating 1.5 bowl sink unit with mixer tap, two built in ovens, five ring gas hob with cooker hood over, wine fridge, integrated dishwasher, tiled floor, smooth finish to ceiling with coved cornice and spotlights.

Utility Room 9'7" x 6' (2.92m x 1.83m). Double glazed window to front aspect, tiled floor, wall and base level units, space for washing machine, radiator, integrated fridge freezer.



Asking Price: £650,000

First Floor Accommodation

Landing Smooth finish to ceiling with coved cornice, access to loft, radiator, archway to side, Oak panelled internal doors to:

Bedroom One 15'9" x 9'7" (4.8m x 2.92m). Double glazed window to front aspect, radiator, smooth finish to ceiling with coved cornice, door to:

En Suite Obscure double glazed window to rear aspect. Suite comprising; concealed unit WC and wash hand basin, double width shower cubicle with rainfall shower and hand held shower, large panelled bath, smooth finish to ceiling with coved cornice and spot lights, towel radiator, tiled walls.

Bedroom Two 16'8" x 9'6" (5.08m x 2.9m). Double glazed window to front aspect, smooth finish to ceiling with coved cornice, TV point, radiator, door to:

En Suite Obscure double glazed window to rear aspect. Suite comprising; walk in double width shower, pedestal wash hand basin, low level WC, towel radiator, extractor fan, smooth finish to ceiling with coved cornice and spot lights.

Bedroom Three 16'6" x 9'2" (5.03m x 2.8m). Two double glazed windows to front aspect, radiator, smooth finish to ceiling with coved cornice.

Bedroom Four 12'6" max. x 11' (3.8m max. x 3.35m). Double glazed window to front aspect, smooth finish to ceiling with coved cornice and spot lights, fitted wardrobes.

Bathroom Obscure double glazed window to side aspect. Suite comprising; large panelled bath with mixer tap and shower attachment, corner shower cubicle, pedestal wash hand basin, low level WC, towel radiator, extractor fan.

Exterior

Rear Garden Side patio area, outside water supply, rear patio with artificial lawn, large summer house, hot tub (which we understand from the owner is to remain), rear patio area and artificial lawn area, outside power supply. Laundry room; 11'2" x 6'2"

Garage 19'9" x 9'2" (6.02m x 2.8m). Electric up and over door, power and light.

Details to be verified
EPC grade C
Council tax band F



The Property Misdescriptions Act 1991

Whilst we as TEAM estate agents endeavor to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Survey. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included, they may be available by separate negotiation.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



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	EU Directive 2002/91/EC	

35 Eastwood Road
Rayleigh
Essex
SS6 7JE

Tel: 01268 777200
Fax:
Email: sales@digginsandco.com

diggins & co