



stuart
thomas

4 Howlett Heights, 478 Rayleigh Road

Eastwood, SS9 5HZ

- ATTENTION INVESTORS
- SUPERB TWO BEDROOM FLAT
- EN SUITE TO MASTER BEDROOM
- LARGE OPEN PLAN

£225,000

EPC Rating '76'



ENTRANCE HALL Entrance door with spyhole leads to the spacious entrance hall. Airing cupboard. Electric Radiator. Twin doors lead to the:-

LOUNGE/DINER 18' 4" x 14' 10" (5.59m x 4.52m) This superb room has a full depth double glazed window to the front aspect. Further double glazed windows to the front and side. Two electric radiators. Open plan to the:-

KITCHEN 8' 1" x 7' 7" (2.46m x 2.31m) Well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with mixer taps over. 4 ring electric hob and built under oven. Concealed extractor cooker hood. Washing machine. Double glazed window to the side. Inset ceiling spotlights,

BEDROOM ONE 10' 11" x 10' 8" (3.33m x 3.25m) With feature glass bricks to one wall. Double glazed window to the rear. Sliding door wardrobes. Electric heater. Door to:-

EN SUITE With a 3 piece white suite comprising a low level WC with a concealed cistern, wall mounted wash hand basin and double shower cubicle. Electric shaver socket. Extractor fan, heated towel rail.

BEDROOM TWO 9' 7" x 9' 3 PLUS DOOR RECESS" (2.92m x 2.82m) With a full depth double glazed window to the side. Electric heater.

BATHROOM This luxury bathroom with a white suite comprising a low level wc wall mounted wash basin and panelled bath with mixer taps and shower attachment. Heated towel rail and extractor fan.

PARKING SPACE At the rear of the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements