



BRITISH  
PROPERTY  
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Uplands Park Road, Rayleigh

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this 3 DOUBLE BEDROOM semi-detached bungalow set on this quiet road within walking distance to RAYLEIGH STATION, TOWN CENTER, LOCAL SCHOOLS and BUS ROUTES, this property has many benefits including OFF STREET PARKING.

- 3 Bedrooms
- Off street parking
- Conservatory
- Walk to town centre
- Chain free
- Semi- detached bungalow
- Approx 70ft rear garden
- Walk to Station
- Walk to local schools
- Lounge/Diner

**£400,000 Freehold**

## Front aspect

Block paved off street parking x 2 cars leading to car port and gated side access, mainly laid to lawn with mature side borders, outside light and double glazed door with frosted glass inset to:

## Hallway

Doors to all rooms, laminated wood flooring, down lighters, vertical radiator.

## Longe/Diner 19'4" by 11'4" (5m 89cm x 3m 45cm)

Double glazed window to the side aspect and door to the conservatory, coving, down lighters, radiator, power points, tv point, brick built feature fire place.

## Conservatory 13'0" by 8'0" (3m 96cm x 2m 44cm)

Windows to rear aspect and door to side aspect.

## Inner hallway

Double glazed door with frosted glass insets to side aspect, laminated wood flooring, power points.

## Kitchen 10'0" by 9'0" (3m 5cm x 2m 74cm)

Stripped lighting, double glazed windows to rear and side aspect, eye level and base level units incorporating a double oven and 4 ring gas hob, roll top work surfaces with a stainless steel sink and single drainer with mixer taps, fully tiled, space for fridge freezer, dish washer and washing machine to remain.

## Bedroom 1 12'0" by 9'1" (3m 66cm x 2m 77cm)

A range of fitted wardrobes, double glazed window to the front aspect, radiator, coving and power points.

## Bedroom 2 13'8" by 12'1" (4m 17cm x 3m 68cm)

Double glazed bay window to the front aspect, laminated wood flooring, vertical radiator, down lighters, tv point, power points.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

### Bedroom 3 11'0" by 7'6" (3m 35cm x 2m 29cm)

Double glazed window to the rear aspect, power points and radiator.



### Bathroom

Three piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted electric shower over, heated towel rail, double glazed frosted window to the rear aspect, coving, fully tiled,, tiled flooring.



### Rear garden

Approx 75ft, mainly laid to lawn, with mature side boarders, wood shed, patio area, outside tap, gated side access.

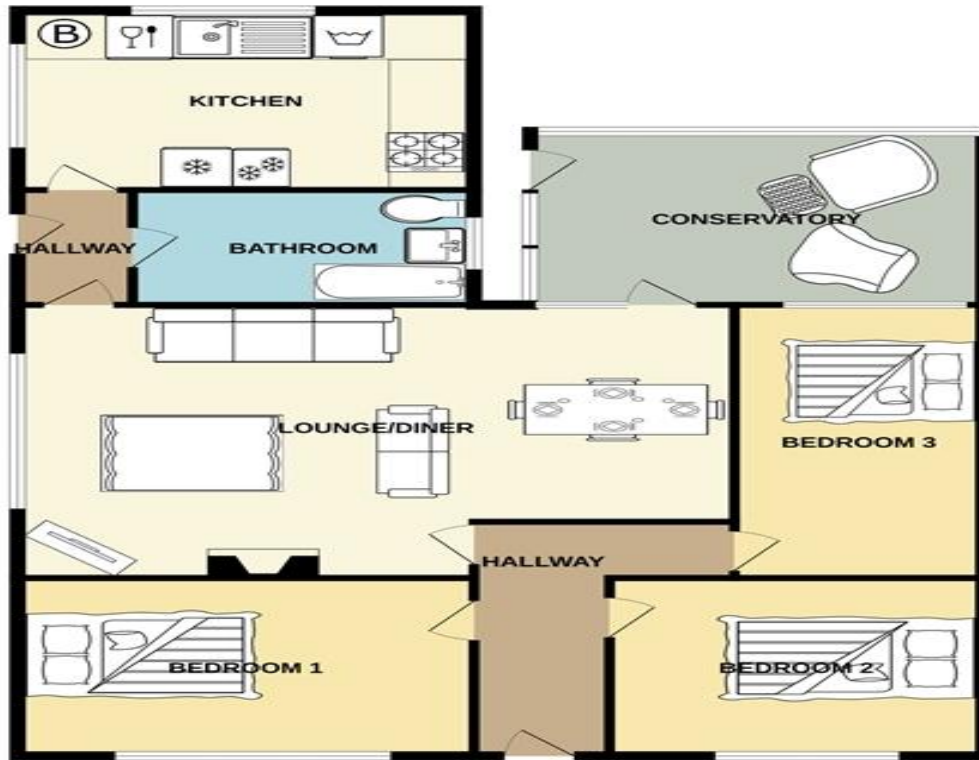


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	74	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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