

Love Lane, Rayleigh, SS6 7DL



**Guide Price:
£375,000 - £400,000**

Situated in the heart of Rayleigh, within close walking distance to the high street with its abundance of shops and eateries as well as a short stroll to mainline railway station with direct links to London Liverpool Street, is this stunning, refurbished two bedroom, bay fronted character property benefiting from having a ground floor rear extension, modern fitted kitchen/breakfast room, en suite to master bedroom, SOUTH FACING tiered rear garden measuring approximately 120ft and own driveway providing off-street parking.

An internal viewing is highly recommended.

Council Tax: C. EPC Rating: F.

Our Ref 19743.

Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation.

LOUNGE 13' 3" x 12' 3" (4.04m x 3.73m)

Double glazed bay window, with custom fitted shutters, to the front aspect. Feature Oak mantel with inset electric fire below. Wood flooring. Picture rail. Radiator.

KITCHEN/DINER 13' 3" x 10' (4.04m x 3.05m)

Double glazed window, with custom fitted shutters, to the side aspect. Range of base and eye level units. Square edge work surfaces. Integrated electric oven. Induction hob with contemporary extractor above. Space for fridge/freezer. Under stairs storage cupboard. Wood effect flooring. Coving to ceiling. Radiator. Open plan through to



UTILITY/KITCHEN PREP ROOM 13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window, with custom fitted shutters, to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to side and rear garden. Base and eye level units. Marble effect roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Space for appliances. Wood effect flooring. Door to



GROUND FLOOR BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Tiled floor. Part tiled walls. Chrome heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms.

BEDROOM ONE 13' 3" max x 10' (4.04m max x 3.05m)

Double glazed window, with custom fitted shutters, to the rear aspect. Coving to plastered ceiling. Inset spot lights. Custom fitted alcove storage with custom built shelves. Radiator.



EN SUITE

WC with concealed cistern. Inset wash hand basin with matt black mixer tap, marble tiled splash back and vanity storage below. Walk-in shower enclosure with thermostatic shower and feature marble tiles, black shower head and black door frame. Tiled floor. Plastered ceiling. Towel radiator.



BEDROOM TWO 11' 2" x 10' 2" (3.4m x 3.1m)

Double glazed window, with customer fitted shutters, to the front aspect. Fitted wardrobes to one wall. Wood flooring. Radiator.



EXTERIOR

The **STUNNING SOUTH FACING REAR GARDEN** measures approximately 120ft (36.58m) commences with raised patio area with wrought iron balustrade with steps down to artificial lawn area. Flower and shrub borders. Block paved pathway. Steps down to seating area. Further block paved outdoor 'entertaining' area with **OFFICE/CABIN 13' x 11' (3.96m x 3.35m)** with wood effect flooring, plastered ceiling with inset spot lights, power and lighting. Security gate to side providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking.

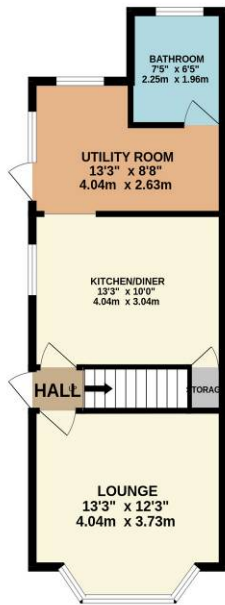
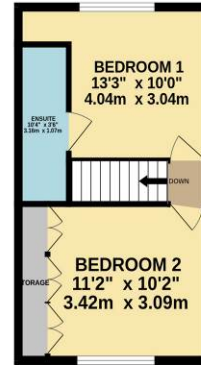
Agents Note:

The Vendors have advised that there is Planning Permission granted, until May 2025, for a single storey rear extension - Rochford Council Ref 22/00248/FUL. The Vendors have also advised they have had plans drawn up to convert the loft into a third bedroom with bathroom.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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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