

stuart
thomas



- UNOVERLOOKED TO THE REAR
- RECENTLY REFURBISHED
- BRAND NEW FITTED KITCHEN
- NEWLY INSTALLED BATHROOM

21 Grosvenor Road, Rayleigh, SS6 9GA

Guide Price £325,000

This refurbished 3 bedroom family house has to be viewed. Unoverlooked South Facing garden to the rear and with a garage directly in front of the property this property is located in a popular area within walking distance of Rayleigh Railway station.



Property Description

ENTRANCE HALL

Entrance door with stained glass inserts leads to the entrance hall. Wood effect flooring.

CLOAKROOM

Low level wc and wash hand basin. Double glazed window to the front. Radiator. Wood effect flooring

LOUNGE

16' 8" x 15' 1" (5.08m x 4.6m) This good size room has a feature staircase leading to the first floor with built in bookshelves below. Double glazed bay window to the front. Two radiators. Coving. Thermostat for the central heating. Wood effect flooring.

DINING ROOM

8' 10" x 8' (2.69m x 2.44m) Patio doors lead to the rear garden. Wood effect flooring. Double radiator. Archway leads to the:-

KITCHEN

8' 7" x 6' 7" (2.62m x 2.01m) Newly fitted with a range of gloss white units at eye and base level with ample wood effect work surfaces over. 4 ring gas hob and a built under oven. Single drainer stainless steel sink unit with mixer taps over. Cupboard housing the gas fired central heating boiler. Double glazed window to the rear. Space for a washing machine and fridge freezer. Extractor cooker hood.

LANDING

Access to the loft. Airing cupboard.

BEDROOM ONE





13' 6" x 8' 8" (4.11m x 2.64m) Double glazed window to the front. Radiator.

BEDROOM TWO

12' 1" x 8' 5" (3.68m x 2.57m) Double glazed window to the rear. Radiator.

BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.96m) Double glazed window to the rear. Radiator.

BATHROOM

With a newly installed three piece white suite comprising a low level wc pedestal wash hand basin and panelled bath with shower over. Obscure double glazed window to the front. Radiator. Wood effect flooring.

GARAGE

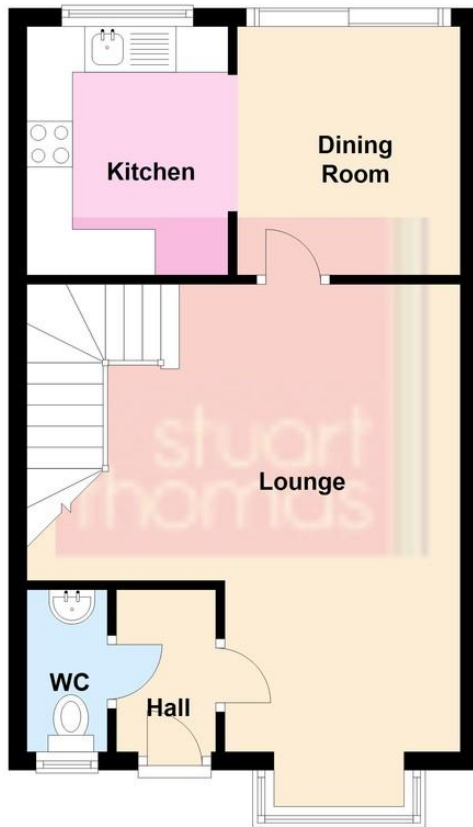
To the front of the property with an up and over door. Useful loft style storage.

REAR GARDEN

South facing in excess of 40' deep neatly laid to lawn and unoverlooked to the rear. Screen fencing. Shed. Outside water supply. Paved patio. Side access to the front.



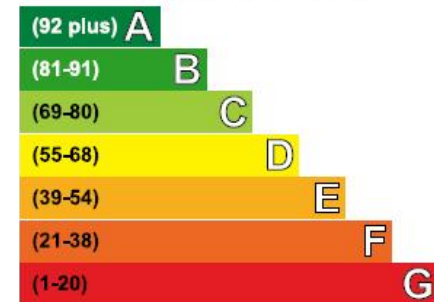
Ground Floor



First Floor



Very energy efficient - lower running costs



Current	Potential
67	87

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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