

Est. 1995

HUNT ROCHE

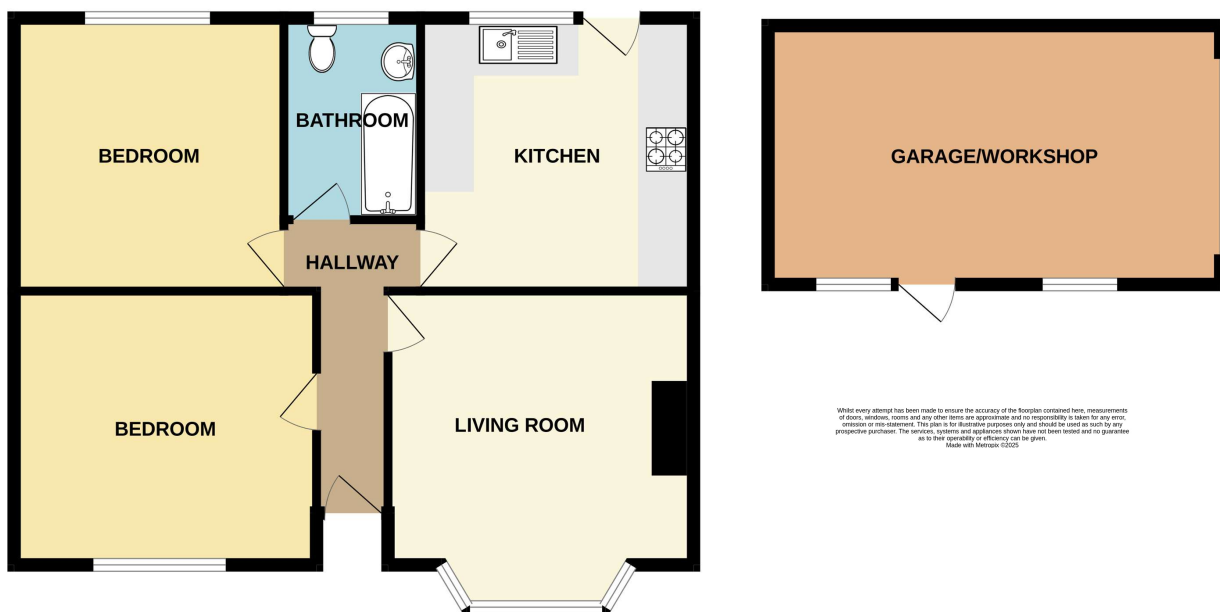
The Estate Agent



Asking Price: Offers Over £400,000
453 Eastwood Road, Rayleigh, Essex, SS6 7LL



A well-presented DETACHED bungalow occupying a prominent and highly desirable corner plot, offering bright and spacious accommodation throughout. The property features a spacious Living Room, a generous size Kitchen/Diner with direct access to the rear Garden, TWO DOUBLE BEDROOMS and a modern Family Bathroom. Externally, the home benefits from a generous rear Garden together with a larger than average detached Garage/Workshop, and off-street parking both accessed via Rayleigh Avenue. Offered with No Onward Chain and ideally positioned within close proximity to local shops, amenities, and transport links.



- **Attractive, versatile and well-presented bungalow occupying a prominent corner position having been freshly decorated with new floor coverings**
- **uPVC double glazed windows and doors throughout**
- **Spacious Bay fronted Living Room**
- **Generous size fitted Kitchen/Diner with direct access to the rear garden**
- **Two well-proportioned bedrooms**
- **Modern fully tiled family bathroom comprising a panelled bath with overhead shower and glass screen, heated towel rail, and extractor fan**
- **Gas central heating with radiators**
- **Enclosed rear garden with full-width patio and lawn, outside lighting, and external water tap**
- **Detached garage with up-and-over door, side courtesy door, and power and lighting connected**
- **Conveniently located close to local amenities and transport links**
- **Offered with No Onward Chain**

Overview: This well-presented DETACHED BUNGALOW occupies a prominent corner position on the boundary of Eastwood and Rayleigh and offers bright, well-balanced accommodation throughout. The property has been recently redecorated and benefits from new carpets and floor coverings, providing a fresh and neutral finish ready for immediate occupation.

Internally, the accommodation comprises an attractive bay-fronted Living Room, a fitted Kitchen/Diner with direct access to the generous Rear Garden, two well-proportioned Double Bedrooms, and a modern Family Bathroom. Further benefits include gas central heating and uPVC double glazing throughout.

Externally, the enclosed Rear Garden features a Patio seating area with central lawned area. To the rear of the plot is a larger-than-average detached Garage/Workshop with power and lighting, accessed via a pair of double gates from Rayleigh Avenue, providing excellent off-street parking and additional storage.

Subject to the necessary planning consents, there is significant scope for extension or further development, making this an appealing opportunity for purchasers seeking to enhance or reconfigure the accommodation to suit their own requirements.

Offered with No Onward Chain, this property represents an excellent opportunity for a wide range of buyers, and early viewing is highly recommended to appreciate its position, presentation, and future potential.



Entrance via: Recessed arched entrance porch providing access to a uPVC entrance door inset with obscure double glazed insert, opening into;

Entrance Hall: 13'5" x 3'4" >5'11" (4.1m x 1.02m >1.8m)

Panelled doors to all rooms. Radiator. Newly laid carpet. Thermostat control panel. High level wall mounted cupboard housing utility meters. Coving to smooth plastered ceiling with access to loft space via pull down ladder.

Bay fronted Living Room: 14'3" (4.34) (into bay) x 13'3" (4.04) uPVC double glazed bay window to the front aspect with radiator under. TV and telephone point. Newly fitted carpet finish. Coving to smooth plastered ceiling.

Kitchen/Diner: 12'1" x 11'11" (3.68m x 3.63m) uPVC double glazed window and matching uPVC double glazed door, providing direct access to the Garden. The Kitchen is fitted with a comprehensive range of eye and base level units, including wall mounted glazed display cabinets, complemented by roll-edge laminate work surfaces inset with circular stainless steel single drainer sink unit with chrome mixer tap over. Integrated appliances comprise a four-ring gas hob with stainless steel extractor hood above and a built-in 'Whirlpool' electric oven below. Additional space is available for freestanding appliances and under counter recess for washing machine. Light grey vinyl wood-effect flooring, radiator. Coving to smooth plastered ceiling inset recessed lighting.

Front Bedroom: 13' x 11'11" (3.96m x 3.63m) uPVC double glazed window to front aspect. Radiator. TV point. Recently installed carpet. Coving to smooth plastered ceiling.

Bedroom Two: 12'1" x 11'4" (3.68m x 3.45m) uPVC double glazed window to rear overlooking the garden. Radiator, TV point, Recently laid carpet. Coving to smooth plastered ceiling.

Bathroom: 8'10" x 5'9" (2.7m x 1.75m) Obscure uPVC double glazed window to rear aspect. The modern white suite comprises a panelled enclosed bath with mixer taps and wall-mounted integrated shower attachment and glazed shower screen, pedestal wash hand basin with chrome mixer tap and low-level dual flush WC. Additional features include a ladder style heated towel rail, tiling to all visible walls inset with border tile inlay, wall mounted extractor fan and wood effect vinyl flooring. Coving to smooth plastered ceiling inset with recessed lighting.

Rear Garden: 52' x 40' (apx) (15.85m x 12.2m (apx)) The rear Garden is accessed via the Kitchen and opens onto a generous patio seating area running along the rear of the home. The central section of the garden is predominantly laid to lawn. The right-hand and rear boundaries are defined by a solid concrete panel boundary wall, with fencing to the remaining boundary. To the rear of the property there is a large hardstanding area providing access to the Garage/Workshop and parking. A pair of solid timber double gates provide vehicular access to Rayleigh Avenue. A wrought-iron-effect gate to the side of the property provides pedestrian access to the frontage of the home. The garden further benefits from external lighting and an outside water tap.

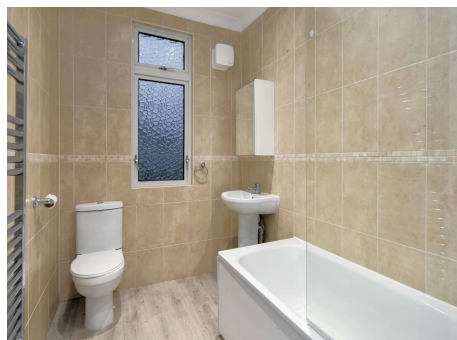
Front Garden: 40' x 27'7" (12.2m x 8.4m) Set on a prominent corner plot, the property enjoys an attractive plot size with the frontage enhanced by mature hedging for privacy. Wrought iron gate with access through to the rear garden.

Detached Garage: 19' x 11'5" (apx) (5.8m x 3.48m (apx)) Located to the rear of the garden is a larger-than-average pitched roof garage/workshop, featuring an up-and-over door to the front and a courtesy door to the side. The garage further benefits from a pair of windows, along with power and lighting connected.

Agent's Note: In accordance with the Estate Agency Act 1979, we are obliged to inform prospective purchasers that the seller of this property is a relative of an employee of Hunt Roche.

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 12/23/2025