



Denham Vale, Rayleigh

£335,000

- Entrance Hall
- Kitchen/Diner - 13'4 x 8'3
- Bedroom 2 - 12' x 7'4
- Garden to Rear with Outbuilding
- Lounge - 14'9 x 10'3
- Bedroom 1 - 13'4 x 11'
- Bathroom - 6'5 x 5'9
- Driveway to Front

2 BEDROOM TERRACED. GARDEN TO REAR WITH OUTBUILDING/OFFICE. DRIVEWAY TO FRONT. 14'9 LOUNGE. 13'4 KITCHEN/DINER. Situated in a quiet cul-de-sac close to local schools, high street and railway station is this 2 bedroom terraced property benefitting from accommodation including lounge 14'9 x 10'3, kitchen/diner 13'4 x 8'3, bedroom 1 13'4 x 11', bedroom 2 12' x 7'4 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear with outbuilding/office and driveway to front providing off street parking.

 2

 1

 1

 C

Council Tax Band: C



Double glazed entrance door to;

ENTRANCE HALL

Stairs to first floor, laminate flooring, smooth ceiling, radiator. Door to

LOUNGE

14'9 x 10'3

Double glazed window to front, Laminate flooring, smooth coved ceiling, radiator.

KITCHEN/DINER

13'4 x 8'3

Double glazed door to garden. Fitted work surfaces to three sides with cupboards and space below. Inset single drainer sink unit, range of wall mounted cupboards, double glazed window overlooking the rear garden. Integrated oven, hob, cooker hood and splash back to remain, radiator, plumbing for washing machine. Access to large under stairs cupboard, smooth coved ceiling.

FIRST FLOOR LANDING

Access to loft, built in airing cupboard, smooth ceiling.

BEDROOM ONE

13'4 x 11'

Two double glazed windows to front, smooth ceiling, two radiators

BEDROOM TWO

12' x 7'4

Double glazed window to rear, radiator, smooth ceiling

BATHROOM

6'5 x 5'9

obscure double glazed window to rear. White suite comprising panel bath with shower over, low level WC and wash basin in vanity unit with cupboards below. Tiled walls, smooth ceiling,

REAR GARDEN

Large decked patio area and lawn area. Access to rear.

OUTBUILDING/OFFICE

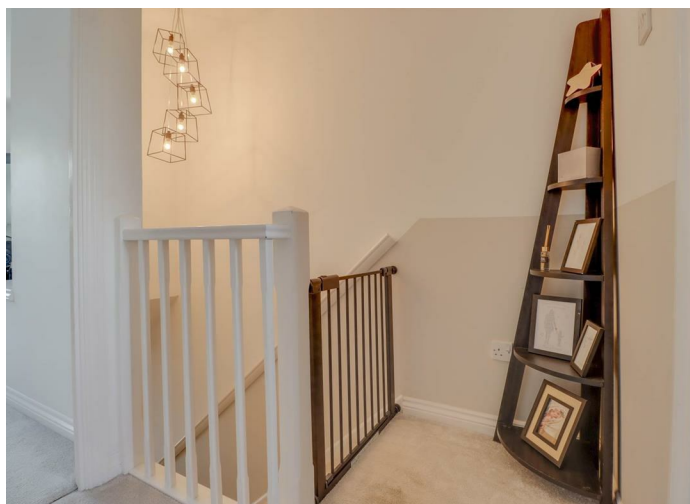
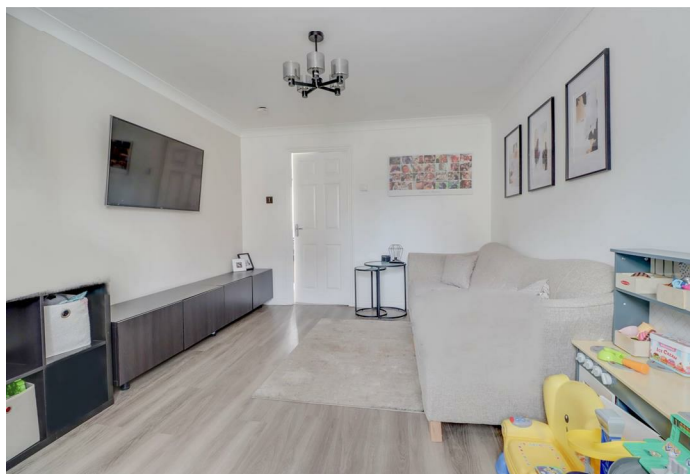
Power and light connected.

DRIVEWAY TO FRONT

The property benefits from providing off street parking.

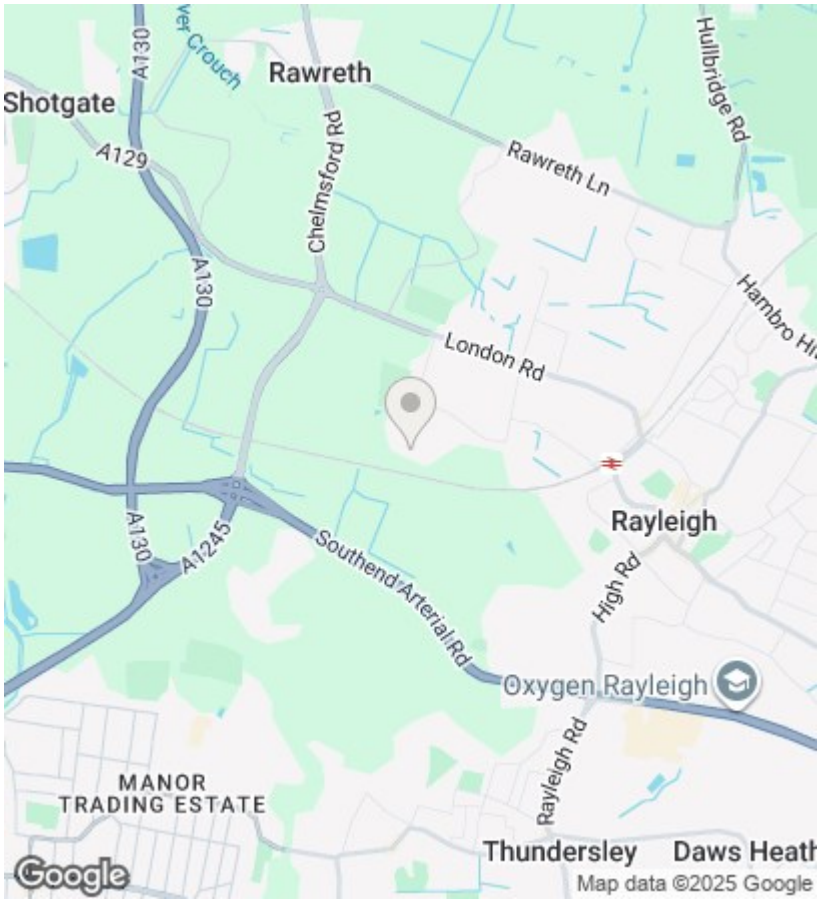
DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.




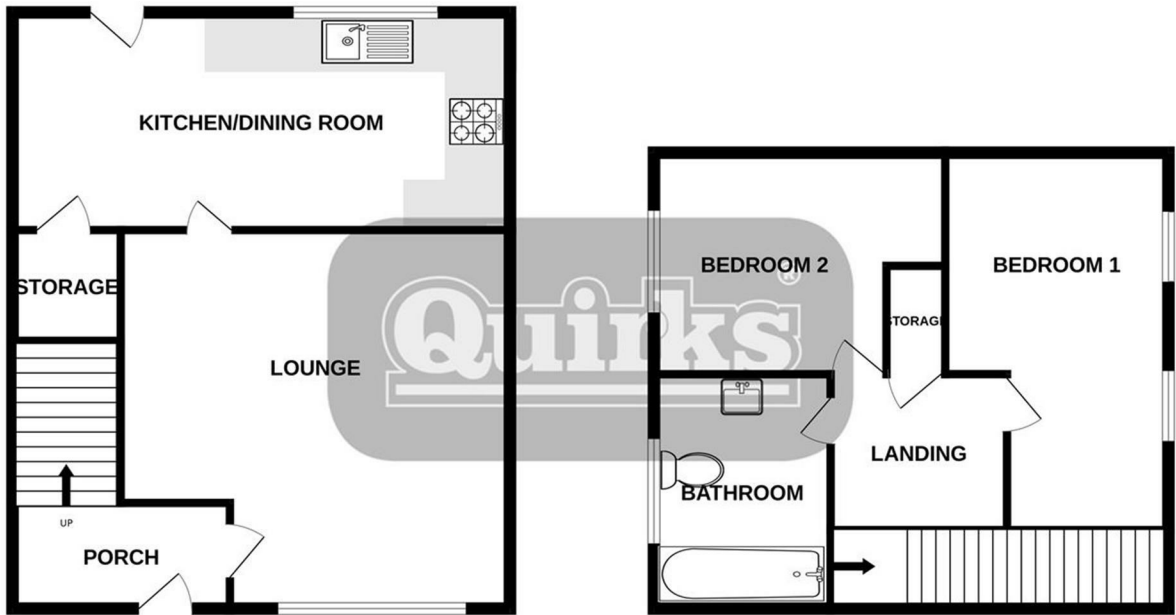






EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space