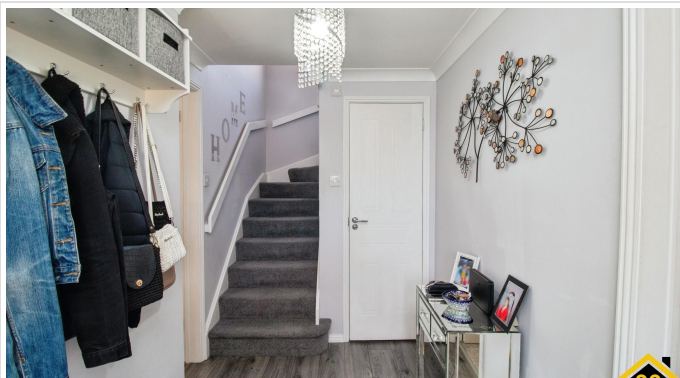


3 Bed Detached In Laburnum Way , Rayleigh, SS6 9GN

£495,000





SHORT DESCRIPTION

Property Ref: 15640 We are delighted to present this exceptional detached residence, ideally situated on Laburnum Way, Rayleigh, SS6. This beautifully maintained home offers generous accommodation throughout, comprising: Three spacious double bedrooms Three modern bathrooms A bright and welcoming living room A fully fitted kitchen, perfect for culinary enthusiasts A well-kept rear garden with an enclosed section for added privacy A garage and driveway parking for two vehicles Location: Set in a sought-after location, the property enjoys close proximity to local amenities, excellent public transport links, and highly regarded schools and a nearby college—making it particularly appealing to families. Combining space, comfort, and convenience, this home represents an outstanding opportunity for discerning buyers seeking a property that truly caters to modern living. Address: Laburnum Way, Rayleigh, SS6 Early viewing is highly recommended to fully appreciate all that this residence has to offer. ----- Property Type: Detached Full selling price: £495000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: D Measurement: 1202 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Garage, Driveway Heating Type: Gas Central Heating, Double Glazing Chain sale Possession of the property: Self-occupied -----

3

Bed Room(s)

3

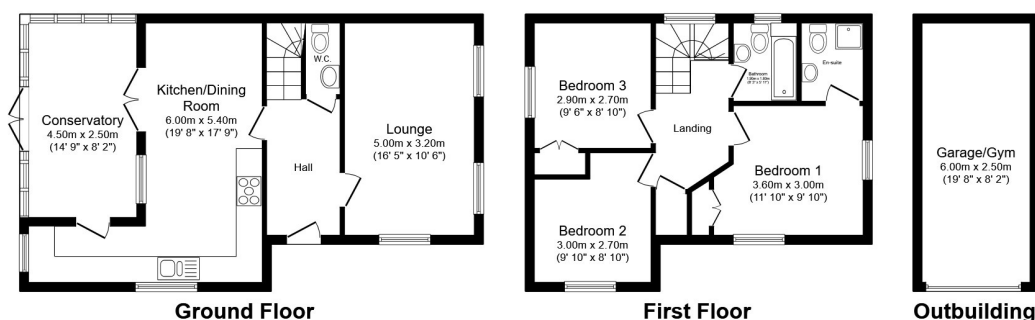
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 111.7 sq.m. (1,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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