

**To arrange a viewing contact us
today on 01268 777400**



Western Road, Rayleigh Offers over £1,600,000

Nestled in a prime location in Rayleigh, this exquisite four bedroom detached house, curated by Aspire Estate Agents, has undergone a remarkable transformation, rendering it truly exceptional. Occupying over half an acre of land and boasting approximately 4000 sqft of living space, it stands as a distinguished presence on the street. As the current owners prepare to embark on their retirement adventures, they present a residence nearly completed in its renovation journey, allowing the new owners the opportunity to add their personal touch, particularly in areas such as the kitchen design.

The sprawling garden serves as a captivating highlight, characterized by its expansiveness, immaculate upkeep, and allure for outdoor enthusiasts. Indoors, the emphasis is on generous proportions and natural light, with multiple reception rooms offering ample space for entertaining. Additionally, a separate office space caters to the needs of those working remotely.

A contemporary flair adorns the rear of the house, where expansive sliding glass doors and a sunken living room area seamlessly blend to bring the concept of open-plan living to fruition. Upstairs, four generously sized double bedrooms afford privacy for all occupants, each with access to its own bathroom— with the main bathroom reserved for the fourth bedroom. Moreover, two of the bedrooms boast dressing rooms and access to a balcony overlooking the picturesque garden.

To truly appreciate the allure of this residence, a personal viewing is essential. Should you have any inquiries or wish to schedule a visit, please do not hesitate to contact us.

www.aspireestateagents.co.uk

Tenure: Freehold
Council Tax Band: C

Accommodation comprises:
Entrance via composite door to:

Entrance Hallway:

Grand entrance door into hallway comprising double glazed windows to front, smooth ceiling with fitted spotlights, oak stair case leading to first floor landing, featured panelling to walls, with cast iron radiator, doors into:

Sitting Room:

Double glazed sash window to front, smooth ceiling with pendant lighting, carpeted flooring with underfloor heating.

Dining Room:

Double glazed windows to side and rear, smooth ceiling with fitted spotlights, carpeted flooring with underfloor heating, opening into:

Lounge:

Steps down from the hallway into the lounge comprising double glazed tri-folding doors to rear, double glazed skylight window, smooth ceiling with strip lighting, herringbone flooring with underfloor heating.

Kitchen/Family Room:

Double glazed sash window to the side, double glazed tri-folding doors to rear, double glazed skylight window, smooth ceiling with fitted spotlights and strip lighting with underfloor heating.

Utility Room:

Double glazed sash window with side door leading into side access to garden and underfloor heating. Leading to hallway, downstairs shower-room and office/study.

Office:

Double glazed sash window to front, smooth ceiling with fitted spotlights, featured panelling to wall and underfloor heating.

Shower Room:

Three piece suite comprising walk in double width shower cubicle with rainfall shower head and handheld shower attachment, wall mounted wash hand basin with mixer tap, low level w/c, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring and underfloor heating with heated towel rail.

Landing:

Double glazed skylight window, smooth ceiling with fitted spotlights, radiator, carpeted flooring, doors into:

Bedroom One:

Double glazed sliding doors to rear leading onto the balcony, smooth ceiling with pendant lighting, wall mounted air conditioning unit, radiator, carpeted flooring, doors into:

Dressing Room 1:

Double glazed window to the room, smooth ceiling with fitted spotlights and carpeted flooring.

Dressing Room 2:

Ensuite 1:

Double glazed window to the side

Ensuite 2:

Double glazed window to the side

Ensuite 3:

Three piece suite comprising walk in double width shower cubicle with a rainfall shower head and handheld shower attachment, wall mounted wash hand basin with mixer tap, low level w/c, wall mounted chrome heated towel rail, extractor fan, double glazed window to side, , tiled walls, tiled flooring.

Balcony:

Bedroom Two:

Double glazed sliding doors to rear leading onto the balcony, smooth ceiling with pendant lighting, carpeted flooring, doors into:

Bedroom Three:

Double glazed sash window to front, smooth ceiling

with pendant lighting, radiator, carpeted flooring, door into:

Bedroom Four:

Double glazed sash window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom:

Double glazed sash window to front, smooth ceiling with fitted spotlights

Rear Garden:

An extensive rear garden comprises laid to lawn throughout with mature shrubbery, brick outbuilding with electricity, 20ft shed for storage, summerhouse with pendant lights and fitted sockets.

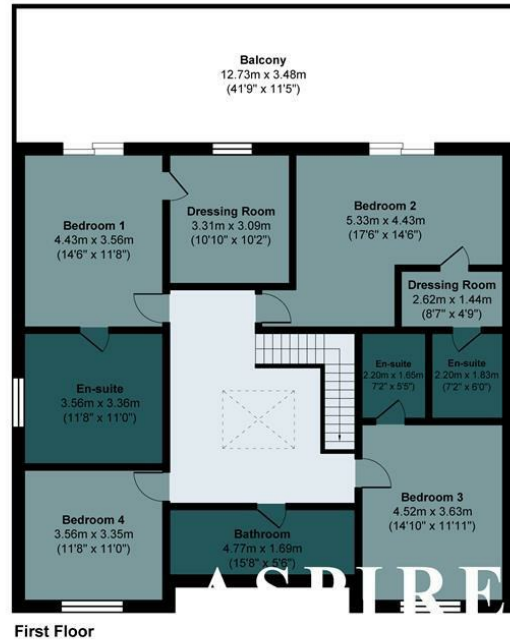
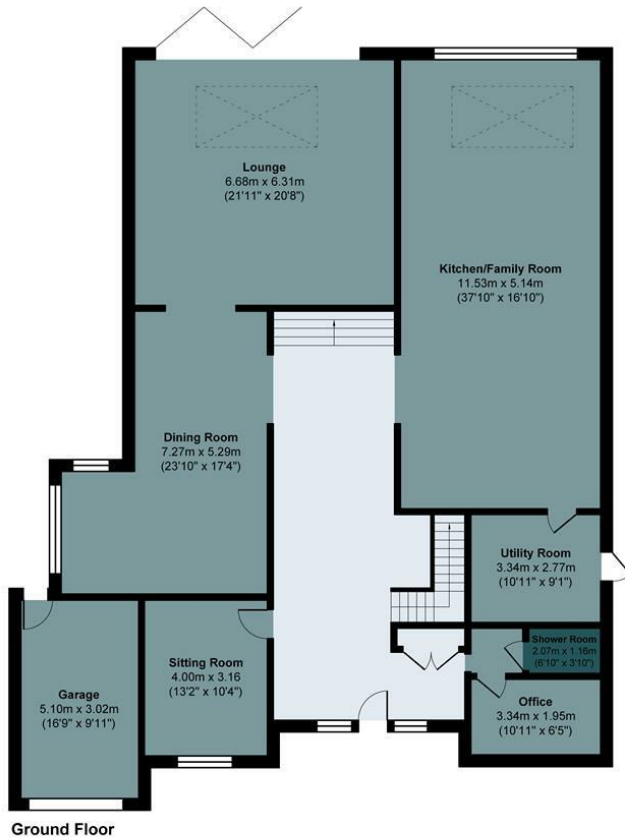
Front Garden:

Comprising crazy paved driveway with mature tree and shrubs to centre, remainder shingled with pathway leading to front entrance door, side gated access leading to rear garden, access to garage.

Garage:

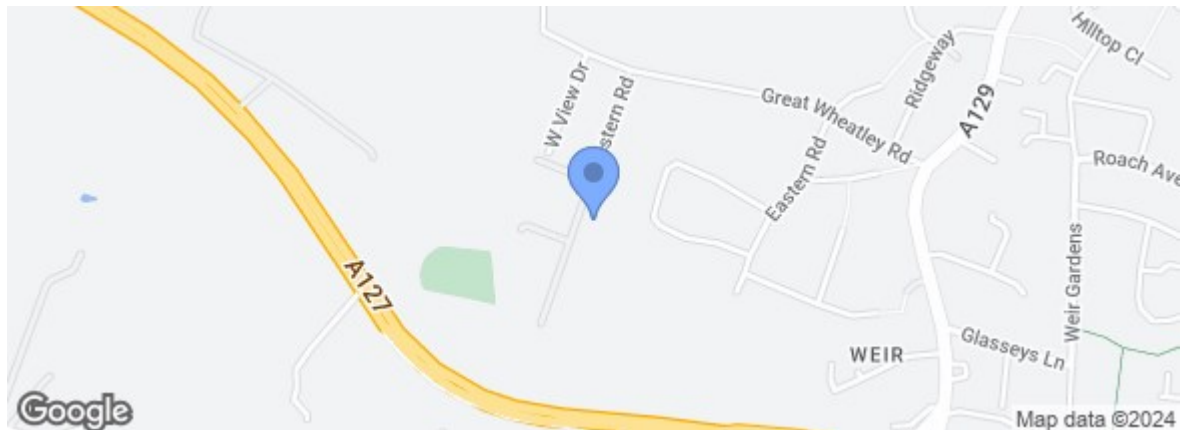
Remote roller garage door.

Approx. Gross Internal Area 367.8 sq M (3959 sq Ft)



Measurements are approximate and for illustration purposes only, while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.