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today on 01268 777400



## Rayleigh Road, Leigh-On-Sea Guide price £340,000

This fantastic three-bedroom family home is perfectly situated just a short walk from the prestigious Eastwood Academy School, with convenient access to local shops, transport links, and a variety of amenities.

The property boasts a generously sized garden, ideal for family activities and outdoor entertaining. At the rear of the property, a garage provides additional storage or parking, accessible via Brooklands Road.

With its prime location and desirable features, this home is perfect for those seeking a comfortable and convenient lifestyle in a family-friendly neighbourhood. Guide £340,000 to £360,000.

#### Entrance

The front door opens into a welcoming hallway featuring laminate flooring, an under-stairs cupboard, and a staircase leading to the first floor. Doors lead to:

#### Lounge

Measuring 12'0" x 11'3", this room boasts laminate flooring, a radiator, and a double-glazed bay window to the front.

#### Dining Room

At 13'1" x 11'3", the dining room features laminate flooring, a radiator, a wall-mounted wash hand basin with tiled splashback, and double-glazed French doors opening to the rear garden.

#### Kitchen

The 9'4" x 6'11" kitchen is equipped with a range of wall and base units with work surfaces, a stainless steel sink and drainer with mixer tap, an integrated oven and gas hob with extractor hood, and space for a washing machine. It also includes laminate flooring, a double-glazed window and door to the rear, and a cupboard housing the boiler.

#### First Floor Landing

Providing access to:

#### Master Bedroom

Spanning 14'11" x 11'1", the master bedroom offers fitted carpet, a radiator, and a double-glazed bay window to the front.

#### Bedroom Two

This 10'11" x 9'9" bedroom features fitted carpet, a radiator, a double-glazed window to the rear, a built-in wardrobe, and wall-mounted lighting.

#### Bedroom Three

At 9'2" x 6'7", this bedroom includes fitted carpet, a radiator, and a double-glazed window to the front.

#### Bathroom

The bathroom is fitted with a two-piece suite comprising a panelled bath with shower over and a pedestal wash hand basin with mixer tap. It has linoleum flooring, part-tiled walls, a heated towel rail, an obscure double-glazed window to the rear, and an extractor fan.

#### Separate WC

Featuring linoleum flooring, a low-level WC, part-tiled walls, and an obscure double-glazed window to the rear.

#### Rear Garden

The garden includes a patio area leading to a lawn with shrub borders.

#### Front Garden

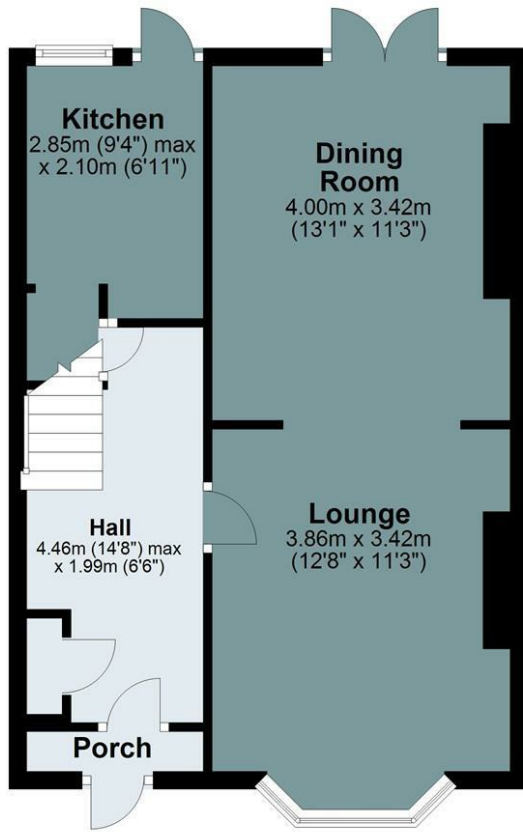
The gated front garden has a pathway to the entrance, with the remainder laid to artificial lawn.

#### Garage

Located at the rear of the property with access via Brooklands Road.

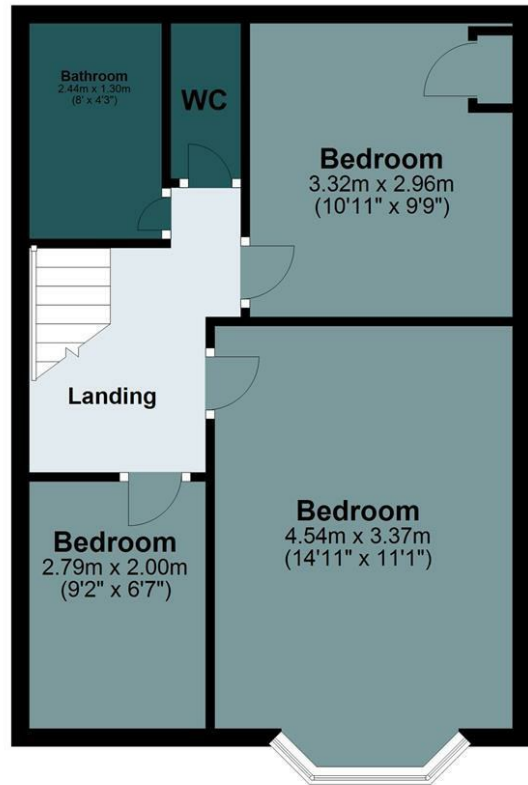
### Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 88.4 sq. metres (952.1 sq. feet)

### Rayleigh Road

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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