

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



Glasseys Lane, Rayleigh Guide price £375,000

Aspire Estate Agents are delighted to present this charming property on Glasseys Lane in the picturesque town of Rayleigh, now available. With fantastic potential for a double wrap-around extension and a loft conversion (subject to planning permission), this home offers exciting opportunities for future development.

This well-maintained property boasts two reception rooms, three spacious bedrooms, and two bathrooms, providing ample living space for a growing family. The serene, unoverlooked, south-facing rear garden is a highlight, offering a private outdoor space perfect for relaxation, entertaining, and soaking up the sunshine.

Inside, the home opens with a spacious entrance hall featuring a downstairs wet room and plenty of storage. The hallway leads to a modern kitchen with integrated appliances and a view of the garden, which flows seamlessly into the dining room with glass sliding doors. An open archway connects the dining room to the cozy main lounge, complete with a double-glazed bay window. The layout offers excellent potential for creating an open-plan living space on the ground floor.

Upstairs, the landing provides access to three generously sized bedrooms and a family bathroom. The property also has scope for a loft extension that could wrap around the stairs, further increasing the home's living space.

Externally, the home offers a private driveway with off-street parking for up to three vehicles, alongside a large sideway with significant potential for extension. The rear garden is beautifully landscaped, with mature trees and shrubs, and features a shed for additional storage.

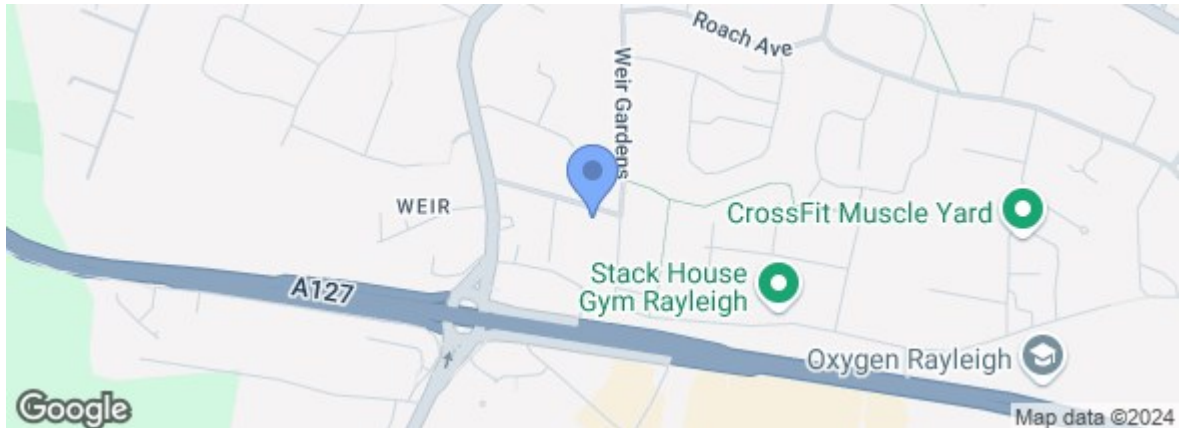
This property is chain-free, making the buying process smoother and quicker. Don't miss out on the chance to make this delightful house your home. Call us today to arrange a viewing and explore its full potential!

- South-facing garden
- Property not overlooked
- Shed with electricity
- Off-road parking with four-car capacity
- Huge potential for extensions
- Boarded loft with electricity
- Established garden with patio
- External electricity supply
- New combi boiler with feature radiators
- Open wood combi fireplace, regularly maintained
- Full double glazing
- All kitchen appliances included (dishwasher, oven, fridge, washing machine)
- Opportunity to purchase all furnishings



Total area: approx. 73.4 sq. metres (790.4 sq. feet)
Glasseys Lane

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
72	88
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.