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today on 01268 777400*



## Victoria Avenue, Rayleigh £1,250,000

CHECK OUT THE VIDEO PRESENTATION - An Exquisite Six Bedroom Executive Home in a Prestigious Rayleigh Setting. Welcome to this exceptional six double-bedroom, four-bathroom detached executive residence, meticulously designed and finished to a high specification throughout. Situated in a discreet and exclusive cul-de-sac on an impressive 60' x 120' plot, this substantial home offers over 2,900 sq ft of versatile living space, combining elegant design with the comfort of modern appointments.

Perfectly placed for family living, the property is close to popular local amenities, renowned secondary schools, Rayleigh High Street's vibrant selection of shops and eateries, and Rayleigh Station, providing a stress-free commute to London Liverpool Street in under an hour. Excellent road connections via the A127 and A130 also offer swift access to Central London, Southend, and Chelmsford City.

From the moment you arrive, the home's commanding kerb appeal and landscaped frontage set the tone. A generous driveway and double garage provide ample parking, while the mature wraparound gardens offer privacy, space to entertain, and a tranquil place to relax.

Inside, the accommodation is both expansive and thoughtfully arranged. Highlights include a 17ft lounge with feature fireplace, a dedicated study, and a superb 32ft kitchen/breakfast room with adjoining utility. Upstairs, the principal bedroom suite features a dressing room and luxury en suite, while five further double bedrooms and three additional bathrooms provide flexible space for growing families or multi-generational living.

Rarely do homes of this calibre come to market in such a desirable and discreet location. This is a truly outstanding opportunity to secure an executive residence in one of Rayleigh's finest addresses

Early viewing is strongly recommended.

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## Full description

Double glazed composite entrance door leading to:

### ENTRANCE HALL

Smooth coved ceiling, radiator, telephone point, large cloaks cupboard, American oak staircase to first floor, with tiled flooring

### GROUND FLOOR CLOAKROOM

Obscure double glazed window to flank, Smooth ceiling, low level w/c set into vanity unit with inset chrome effect push button flush, ceramic sink with chrome effect mixer tap over, wooden panelling to walls, tiled floor.

### LOUNGE 16'10 X 13' (5.13m X 3.96m )

Two double glazed windows to front, Smooth coved ceiling, two double radiators, wall mounted TV point, double doors to:

### KITCHEN/FAMILY BREAKFAST ROOM 32' X 18" (9.75m X 5.51m)

A superb kitchen family breakfast room with bi-fold doors overlooking a newly landscaped garden, and further double glazed window to rear, fitted with an excellent range of shaker style units with granite worktops and inset sink unit with "Quooker hot water" taps over. Central island with matching units with granite worktops over with inset double width hob, Tiled flooring with underfloor heating. Integrated appliances to include two separate ovens. integrated fridge and freezer plus dishwasher, smooth ceiling with spotlights, radiator, space for dining room table and chairs, door leading to:

### UTILITY ROOM 6'4 X 6' (1.93m X 1.83m )

Double glazed door to flank, extractor fan, fitted with matching units to kitchen to include wall and base level units, granite worktop with inset 1 1/2 bowl sink unit with inset waste disposal unit, space and plumbing for washing machine and tumble dryer, concealed gas boiler for central heating and hot water. Couersery door to side garden

### STUDY 11' X 8'1 (3.35m X 2.46m)

Two double glazed windows to front, radiator, Smooth ceiling, tiled flooring.

## FIRST FLOOR

### LANDING

Spacious landing with double glazed window to front, airing cupboard with two lagged cylinders providing ample hot water feed, smooth ceiling, stairs to second

floor.

### MASTER BEDROOM SUITE 16'10 X 13' (5.13m X 3.96m )

Two double glazed windows to front,, radiator, flat ceiling, TV point, excellent range of fitted wardrobes to one wall, door leading to:

### DRESSING ROOM 8'10' X 6' (2.69m' X 1.83m )

Obscure double glazed window to flank, radiator, wardrobe, Smooth ceiling with spotlights, door leading to:

### En suite

Obscure double glazed window to rear, fully tiled to walls with a metro style tile in a brick bond, white designer vertical towel radiator, double width shower with large overhead head shower head, fixed glass screen, close coupled wc, wash hand basin mounted on a wall standing unit with chrome effect mixer tap over, Smooth ceiling with spotlights.

### BEDROOM TWO 10'8 X 9'9 (3.25m X 2.97m )

Two double glazed windows to front, radiator, TV point, fitted wardrobes, Smooth ceiling.

### BEDROOM THREE 10'9 X 9'8 (3.28m X 2.95m )

Double glazed window to rear, Smooth ceiling, fitted wardrobes.

### BEDROOM FOUR 9'8 X 8'5 (2.95m X 2.57m )

Double glazed window to rear, Smooth ceiling, radiator, fitted wardrobes.

## BATHROOM

Smooth ceiling, obscure double glazed window, traditional style radiator, traditional style low level close coupled w/c with traditional handle flush, roll top bath with telephone style mixer tap over.

## SECOND FLOOR

### LANDING

Double glazed window to front, Smooth ceiling, radiator.

### BEDROOM FIVE 21'3 X 13'1 (6.48m X 3.99m)

Double glazed windows to front, flank and rear, radiator, smooth ceiling with inset spotlights, TV point.

### BEDROOM SIX 21'3 X 11'5 (6.48m X 3.48m)

Double glazed windows to front flank and rear, radiator, TV point, smooth ceiling with inset spotlights.

## SECOND BATHROOM

Obscure double glazed window to flank, Smooth ceiling with spotlights, tiling to walls and floor, fitted with a white suite comprising of a P shaped bath with shower and screen over, close coupled wc and hand wash basin inset into wall mounted white gloss vanity unit, towel radiator.

## EXTERIOR

### REAR GARDEN

The rear garden commences with a travertine patio area, Laid lawn to rear and flank, fully fenced borders, access to outbuildings, Hot & Cold outside tap, Flood lights, Outside power sockets.

LOWER SUMMERHOUSE 12'6 x 12'3 (3.81m x 3.73m) with power and light connected, central heating, separate boiler. low level w/c. ( could be utilised as office to work from home)

UPPER SUMMER HOUSE: - Central heating with separate boiler,

### FRONT OF PROPERTY

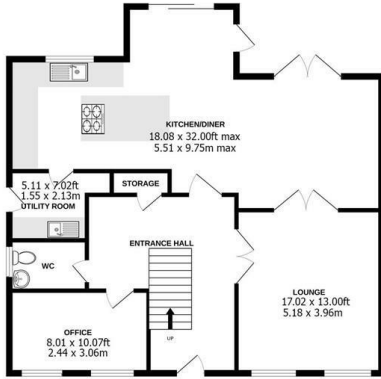
The front of the property is approached via a mews driveway leading to providing off street parking for 4/5 vehicles,

DETACHED DOUBLE GARAGE 16'6 x 13' ( 5.03m x 3.96m) with two electric roller shutter insulated doors, garage has small kitchen area, gas heating boiler and power connected. Mezzanine storage area.

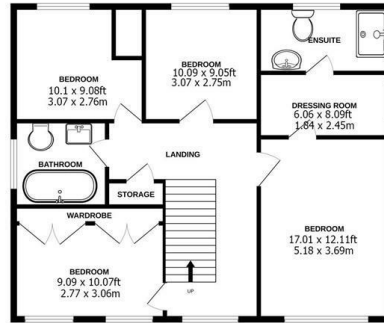
## AGENTS NOTE

The property is low maintenance with UPVC fascia's, soffits and guttering throughout, has a full alarm system (including log cabin and garage) and is covered by a professionally installed CCTV system.  
Smoke Alarms Linked to central alarm

GROUND FLOOR




1ST FLOOR

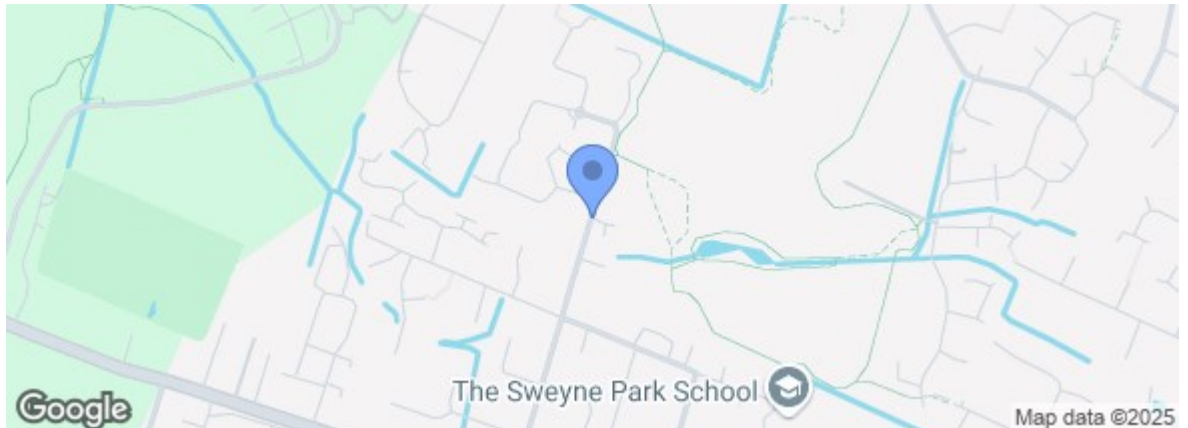


2ND FLOOR



**ASPIRE**  
ESTATE AGENTS  
**VICTORIA AVENUE**  
**RAYLEIGH**  
📞 x6 🚗 x4

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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