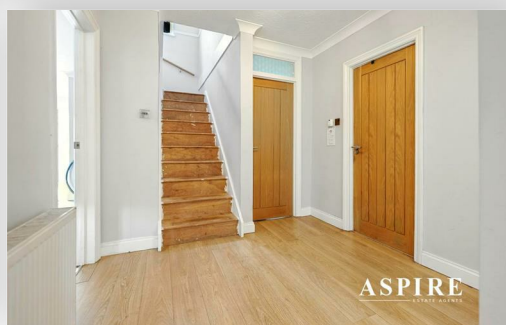


***To arrange a viewing contact us  
today on 01268 777400***



## **Crown Hill, Rayleigh Guide price £600,000**

Located in the highly sought-after Crown Hill area of Rayleigh, this beautifully presented and deceptively spacious family home offers versatile living accommodation across two floors. Just a short walk from Rayleigh Train Station and the vibrant High Street, you'll enjoy immediate access to an excellent range of local amenities including shops, supermarkets, coffee houses, restaurants, bars, and a bustling weekly market.

The property features four well-proportioned bedrooms, a modern ground floor shower room and first floor family bathroom, a spacious dual-aspect lounge/diner, and a stylish kitchen with breakfast bar and adjoining utility room.

Externally, the property boasts an impressive 60ft rear garden with a lawned area, block-paved patio, fully powered summer house with Sky TV, and additional storage. The front provides ample off-street parking along with access to a detached garage.

This exceptional home combines generous space, modern features, and a prime location making it ideal for families and commuters alike. Early viewing is strongly recommended to fully appreciate all that this wonderful property has to offer. Guide Price £600,000 to £625,000

### Entrance

Welcoming you to the home is a double-glazed entrance door leading into a bright and spacious hallway. Featuring a smooth plastered ceiling with elegant coved cornicing, wood-effect flooring, and a radiator, the hallway provides access to the first floor via a staircase and includes stylish oak internal doors opening to the ground floor rooms. A side door offers additional access and natural light.

### Lounge/Diner

8.48m x 3.9m (27' 10" x 12' 10")

This spacious dual-aspect reception room is perfect for entertaining or relaxing with the family. It boasts a large bay window to the front and French doors leading to the rear garden. Features include wood-effect laminate flooring, coved cornicing to the smooth ceiling, two radiators, and a TV point.

### Kitchen/Breakfast Room

4.27m x 2.84m (14' 0" x 9' 4")

A beautifully presented and functional kitchen fitted with a range of modern wall and base units, complemented by ample worktop space. Includes a 1.5 bowl sink with mixer tap, built-in oven and four-ring gas hob with extractor hood, integrated fridge/freezer and dishwasher, as well as a practical breakfast bar. Tiled flooring continues seamlessly into the adjoining utility room. A double-glazed window overlooks the rear garden.

### Utility Room

2.4m x 2.03m (7' 10" x 6' 8")

Conveniently located off the kitchen, the utility room offers a rear-facing double-glazed window, space and plumbing for a washing machine, a smooth plastered ceiling, tiled flooring, and a rear access door to the garden.

### Bedroom One

4.57m x 4.4m (15' 0" x 14' 5")

A generously sized double bedroom featuring a double-glazed bay window to the front aspect, stylish wood-effect flooring, a smooth-finished ceiling with coved cornicing, and a radiator—creating a bright and comfortable space.

### Bedroom Two

3.05m x 3m (10' 0" x 9' 10")

Well-proportioned with two double-glazed windows to the side aspect, wood-effect flooring, a radiator, and a smooth-finished ceiling with classic coved cornice detail.

### Ground Floor Shower Room

Modern and stylish, this fully tiled shower room features two obscure-glass double-glazed windows to the side, a contemporary white three-piece suite comprising a vanity wash hand basin, concealed cistern WC with push-button flush, and a walk-in shower enclosure. Finished with a smooth ceiling, recessed spotlighting, and an oak door to the hallway.

### Landing

Bright and airy with a rear-facing double-glazed window, smooth-finished ceiling, and loft access. Oak panelled doors lead to all rooms.

### Bedroom Three

3.96m x 2.54m (13' 0" x 8' 4")

This comfortable double bedroom features two double-glazed windows to the front, wood-effect flooring, a radiator, and built-in wardrobes along one wall. A textured ceiling adds character.

### Bedroom Four

3.7m x 2.97m (12' 2" x 9' 9")

Set to the rear with a double-glazed window, this room includes wood laminate flooring, a radiator, smooth plastered ceiling with coved cornicing, and fitted wardrobes.

### Family Bathroom

A modern bathroom suite featuring a Velux window for natural light. Includes a panelled bath with mixer tap and shower attachment, vanity wash basin, concealed cistern WC with push-button flush, radiator, and fully tiled walls and floor for a sleek finish.

### Rear Garden

Approx. 60ft x 46ft – A superb outdoor space ideal for family living and entertaining. A block-paved patio directly to the rear of the house leads onto a well-maintained lawn. To the rear is a fully equipped summer house with power and Sky TV connectivity, alongside a separate storage area. Gated side access to the front.

### Garage

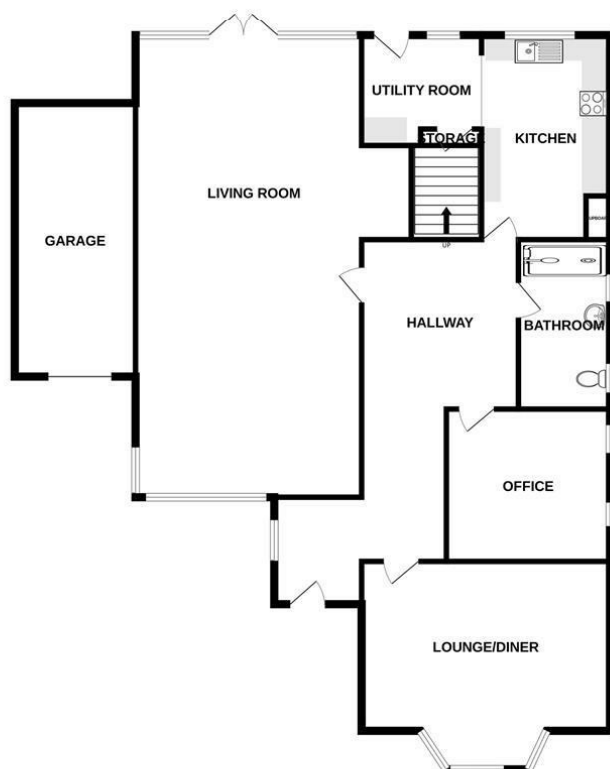
Detached garage with traditional double-opening doors, offering secure storage or parking.

### Front

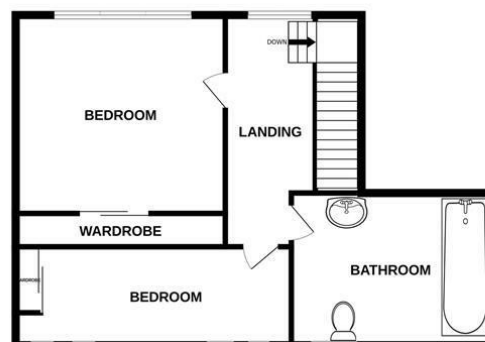
The front of the property provides off-street parking for multiple vehicles, ensuring convenience for families and guests.



GROUND FLOOR  
1671 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 <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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