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today on 01268 777400**



Down Hall Road, Rayleigh Guide price £575,000

Aspire Estate Agents are delighted to present this impeccably upgraded and deceptively spacious four-bedroom link-detached family home, proudly positioned on the ever-popular Down Hall Road in Rayleigh. Lovingly modernised by the current owners, this standout property combines high-end finishes, flexible living space, and an enviable location — offering the ideal blend of comfort, style, and privacy.

Guide Price £575,000-£625,000

To the front, the home is set behind a newly laid driveway bordered by a smart shrub surround and a striking sandstone brick wall with coping stones, offering both elegance and privacy. A contemporary new front door further enhances the home's refined kerb appeal.

Step inside to a welcoming entrance hall with a refurbished staircase and bright, modern décor. The main living area is a spacious open-plan lounge/diner, complete with a custom-built media wall and bespoke fitted blinds throughout the downstairs — creating a refined yet relaxed space for both everyday living and entertaining.

The well-equipped kitchen is complemented by two utility rooms, providing ample practical storage and functionality. A dedicated home office, professionally converted from the original garage, offers an ideal space for remote work or study. A sleek downstairs W/C adds further day-to-day convenience.

Upstairs, the home offers four generously sized double bedrooms, all of which benefit from built-in wardrobes. The west-facing principal suite features his-and-hers wardrobes, air conditioning, and a luxuriously extended en-suite (enlarged via a clever cupboard conversion). It also enjoys elevated views across Rayleigh, making it the perfect spot to take in gorgeous sunsets. The west-facing rear garden shares this tranquil outlook and is completely unoverlooked, offering exceptional privacy. A spacious and well-appointed family bathroom serves the remaining bedrooms.

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Ground Floor

Entrance Hallway: 13.11 ft × 5.08 ft (4.00 m × 1.55 m)

Kitchen: 10.01 ft × 8.03 ft (3.05 m × 2.45 m)

Utility Room: 6.00 ft × 6.00 ft (1.83 m × 1.83 m)

Hallway (to W/C & Lounge): 9.03 ft × 2.07 ft (2.75 m × 0.63 m)

W/C

Diner Area: 10.04 ft × 9.04 ft (3.06 m × 2.75 m)

Lounge: 15.11 ft × 11.04 ft (4.60 m × 3.36 m)

2nd Utility Room: 7.06 ft × 7.06 ft (2.15 m × 2.15 m)

Office (Garage Conversion): 7.04 ft × 7.10 ft (2.15 m × 2.16 m)

First Floor

Landing: 8.06 ft × 6.04 ft (2.46 m × 1.84 m)

Master Bedroom: 12.04 ft × 11.02 ft (3.67 m × 3.36 m)

En-Suite

Bedroom 2: 11.10 ft × 10.06 ft (3.38 m × 3.07 m)

Bedroom 3: 11.05 ft × 9.03 ft (3.37 m × 2.75 m)

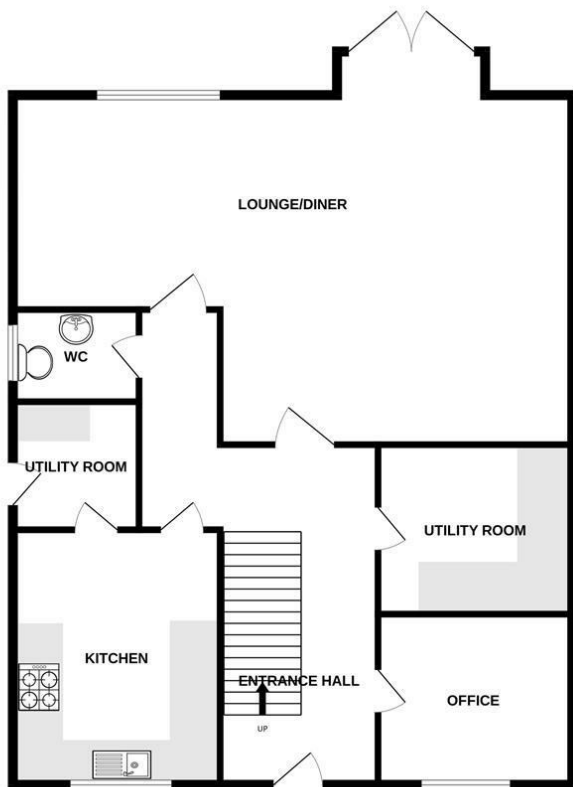
Bedroom 4: 10.10 ft × 8.05 ft (3.30 m × 2.46 m)

Family Bathroom

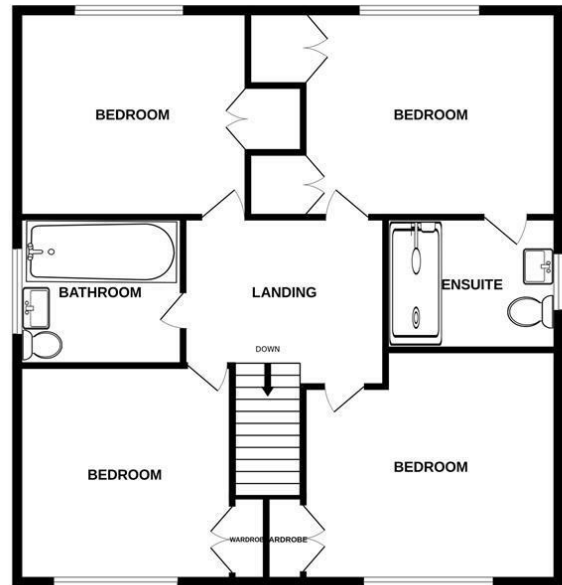
Garden

Total Approx. 1,447.69 sq ft (106.62 sq m)

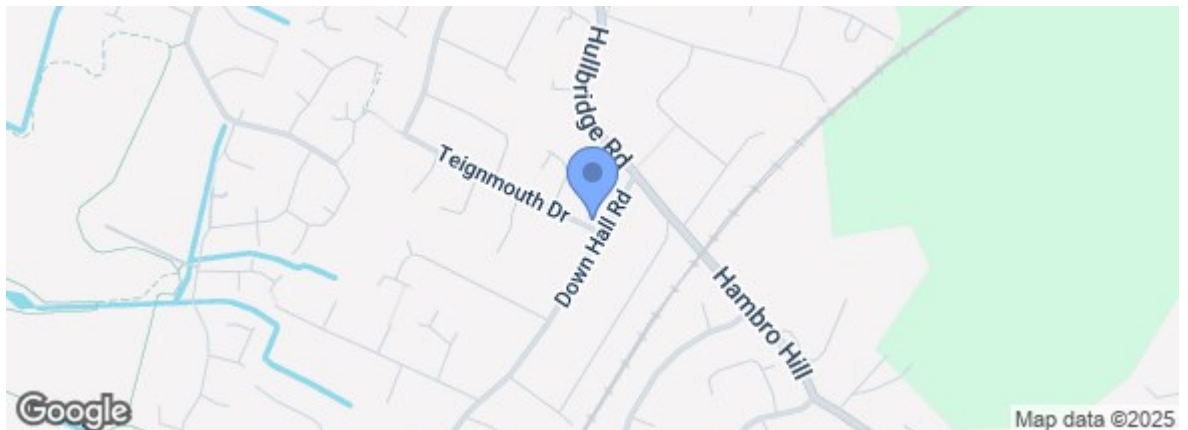
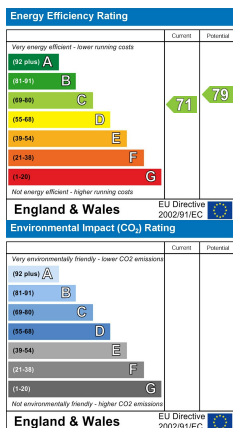
GROUND FLOOR



1ST FLOOR



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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