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today on 01268 777400*



Clavering Court, Rayleigh Guide price £375,000

Aspire Estate Agents are delighted to present this well-presented three-bedroom semi-detached family home, ideally located within easy reach of Rayleigh High Street and Rayleigh Station. Offering a stylish interior with modern finishes throughout, this property is perfectly suited for first-time buyers, growing families, or those seeking a home in a highly convenient location. Guide Price £375,000 - £400,000

The home welcomes you with a bright and inviting entrance hall, flowing into a spacious lounge featuring ambient lighting and French doors opening onto the rear garden—ideal for both relaxing evenings and entertaining guests. The modern kitchen/diner offers ample storage, integrated appliances, and plenty of space for family dining. A practical utility area further enhances everyday convenience.

Upstairs, you'll find three well-proportioned bedrooms, all finished to a high standard, along with a modern family bathroom. The property also benefits from a loft space for additional storage.

Situated close to local amenities, reputable schools, and excellent transport links, this property represents a fantastic opportunity to secure a modern and versatile home in a sought-after area.

Entrance Hall - herringbone flooring throughout, access to the upstairs accommodation via carpeted stairs.

Lounge - 5.38m x 3.07m (17'8 x 10'1) - Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, and double glazed French doors to the rear aspect, decorative fireplace surround, power points and carpeted flooring throughout.

Kitchen / Diner - 5.38m x 3.96m (17'8 x 13'0) - Smooth ceiling with pendant ceiling light, double glazed windows to the front and rear aspect, eye and base level units, sink with wash hand basin, tiled surrounds, space for washing machine, gas hob with extractor fan above, power points, wall mounted radiator and tiled flooring throughout.

Landing - Access to loft and storage cupboard and carpeted flooring throughout.

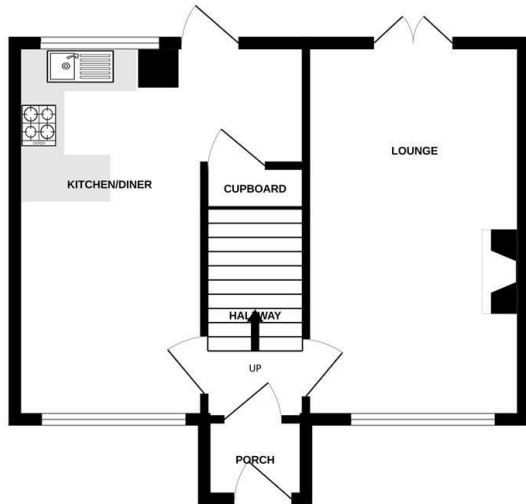
Bedroom One - 3.61m x 3.07m (11'10 x 10'1) - Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, space for storage and carpeted flooring throughout.

Bedroom Two - 3.61m x 3.15m (11'10 x 10'4) - Smooth ceiling with pendant ceiling light, double glazed windows to the front aspect, wall mounted radiator, space for storage and carpeted flooring throughout.

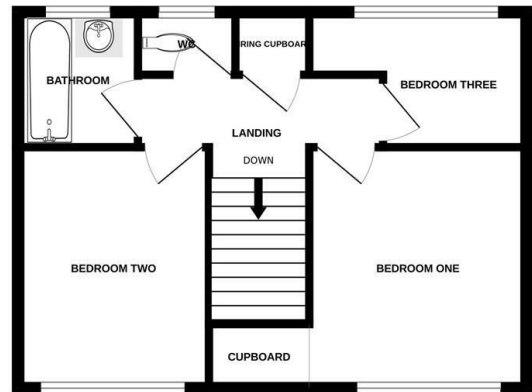
Bedroom Three - 3.12m x 2.21m (10'3 x 7'3) - Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, power points and carpeted flooring throughout.

Bathroom - Smooth ceiling with pendant ceiling light, obscure double glazed window to the rear aspect, panelled bath, vanity sink unit, tiled surrounds and flooring.

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 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			



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