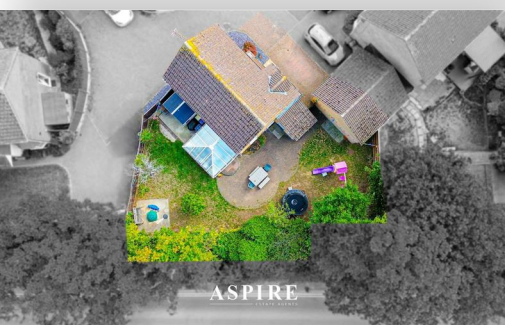


**To arrange a viewing contact us
today on 01268 777400**



Rowan Close, Rayleigh Guide price £450,000

Guide Price: £450,000 – £470,000

Aspire Estate Agents are delighted to present this attractive three-bedroom detached home, tucked away in a quiet and friendly cul-de-sac. With a versatile layout, modern features, and a private garden, it is an ideal choice for families looking for both comfort and convenience.

The ground floor offers a welcoming entrance hall leading into a bright dual-aspect lounge, while the open-plan kitchen and dining area forms the heart of the home, opening directly onto the garden. A conservatory to the rear adds valuable extra living space, perfect as a playroom, office, or relaxation spot. Completing the ground floor is a downstairs WC for everyday practicality.

Upstairs, the principal bedroom features fitted wardrobes and a private en-suite. Two further double bedrooms, one with built-in storage, provide excellent flexibility for children, guests, or working from home. The modern family bathroom includes a fresh three-piece suite.

Outside, the home benefits from a single garage and a driveway with parking for two vehicles in front, plus further on-street parking for visitors. The private rear garden is well-proportioned and ideal for families or those who enjoy outdoor entertaining.

Situated within easy reach of highly regarded schools, local shops, and transport connections, this property offers the perfect blend of suburban peace and everyday convenience.

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Guide Price: £450,000 – £470,000

Bedroom Three: 3.00m x 2.80m (9'10" x 9'2")

Aspire Estate Agents are delighted to present this attractive three-bedroom detached home, tucked away in a quiet and friendly cul-de-sac. With a versatile layout, modern features, and a private garden, it is an ideal choice for families looking for both comfort and convenience.

Bathroom: 2.2m x 1.8m (7'2" x 5'10")

En-Suite: 2.0m x 1.5m (6'6" x 4'11")

Guide Price: £450,000 – £470,000

The ground floor offers a welcoming entrance hall leading into a bright dual-aspect lounge, while the open-plan kitchen and dining area forms the heart of the home, opening directly onto the garden. A conservatory to the rear adds valuable extra living space, perfect as a playroom, office, or relaxation spot. Completing the ground floor is a downstairs WC for everyday practicality.

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Ground Floor

Lounge: 5.50m x 3.30m (18'1" x 10'10")

Kitchen / Dining Room: 6.29m x 5.09m (20'7" x 16'8")
Max L Shape

Conservatory: 3.62m x 3.12m (11'11" x 10'3")

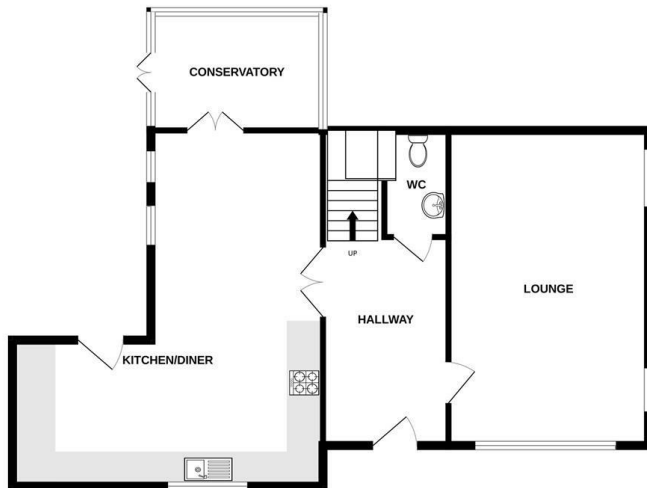
WC: Not listed (approx. from plan, very compact cloakroom)

First Floor

Bedroom One: 3.50m x 3.10m (11'6" x 10'2")

Bedroom Two: 3.10m x 2.80m (10'2" x 9'2")

GROUND FLOOR

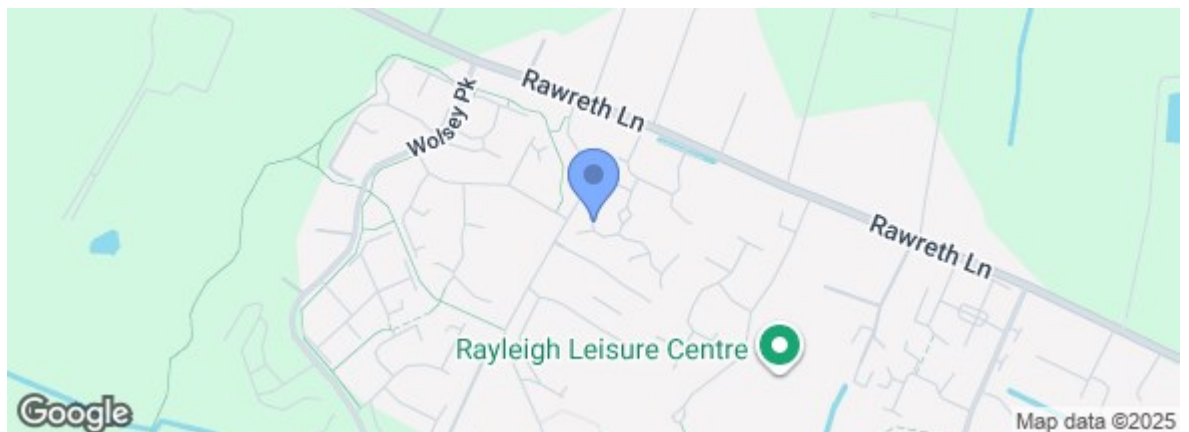


1ST FLOOR



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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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			
(1-10) 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			
(1-10) 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.