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today on 01268 777400**



## **The Limes, Rayleigh Guide price £450,000**

Aspire Estate Agents are delighted to present this beautifully maintained four-bedroom detached family home in the highly sought-after area in Rayleigh. This property is ready to move into and chain-free, offering a perfect combination of space, style, and practicality. The home features four double bedrooms, a family bathroom and separate WC, and a bright conservatory that adds extra living space. The kitchen/diner is the heart of the home, offering ample room for family meals and entertaining, and is complemented by a storage room for laundry and additional storage. The property also benefits from a new boiler and double-glazed windows throughout, ensuring efficiency and comfort year-round. Guide Price £450,000 - £475,000

Externally, the property boasts an integral garage, along with parking for 2-3 cars, and a private rear garden ideal for children or outdoor entertaining. The home has been well looked after throughout, with modern décor and fixtures, making it a move-in-ready choice for families seeking a comfortable, practical, and stylish property.

This is a home that combines generous living space with convenience, including excellent local amenities, reputable schools, and excellent transport links, making it perfect for growing families or professionals.

## Location & Amenities

Situated in the highly sought-after area of Rayleigh, this property offers an ideal balance of convenience, accessibility, and family-friendly surroundings. The location provides excellent access to local amenities, making everyday living simple and enjoyable.

### Education:

Families will appreciate the proximity to highly regarded schools, including Grovewood Primary School, Wyburns Primary School, and The FitzWimarc School, ensuring quality education options for children of all ages.

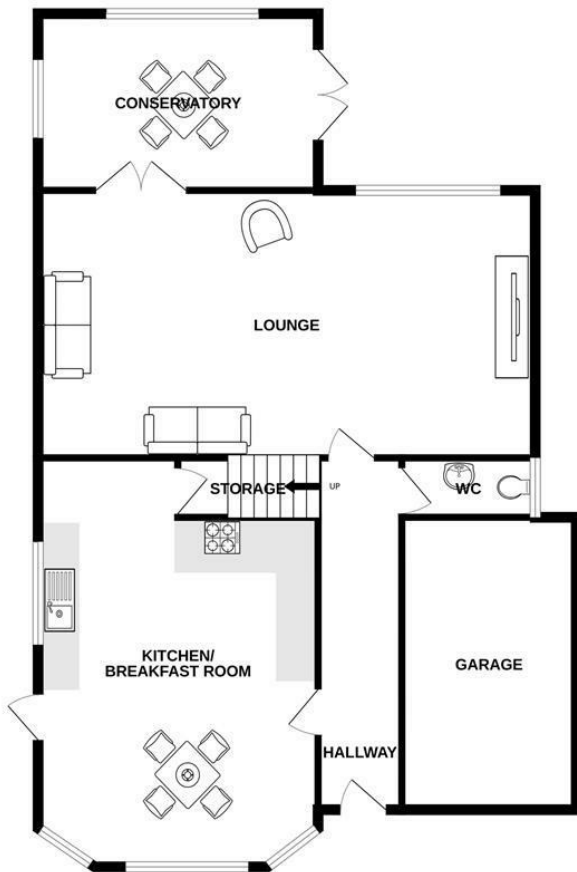
**Shopping & Dining:** Rayleigh town centre is just a short distance away, offering a wide range of shops, supermarkets, cafés, and restaurants to meet all your daily needs.

**Transport & Commuting:** Commuters benefit from excellent road links, with the A127 and A130 nearby, providing quick access to Basildon, Southend, and the wider Essex area. Rayleigh Station is within easy reach, offering direct trains to London Liverpool Street in approximately 50 minutes.

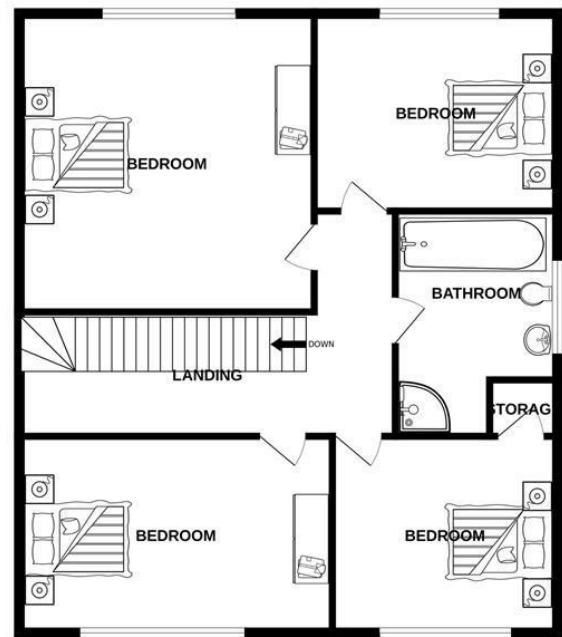
**Leisure & Recreation:** The surrounding area is well-served by parks, sports facilities, and green spaces, perfect for outdoor activities, family walks, or sporting pursuits.

This property combines a prime location, excellent facilities, and easy access to transport, making it a rare opportunity to acquire a spacious, well-appointed family home in one of Rayleigh's most desirable areas.

GROUND FLOOR



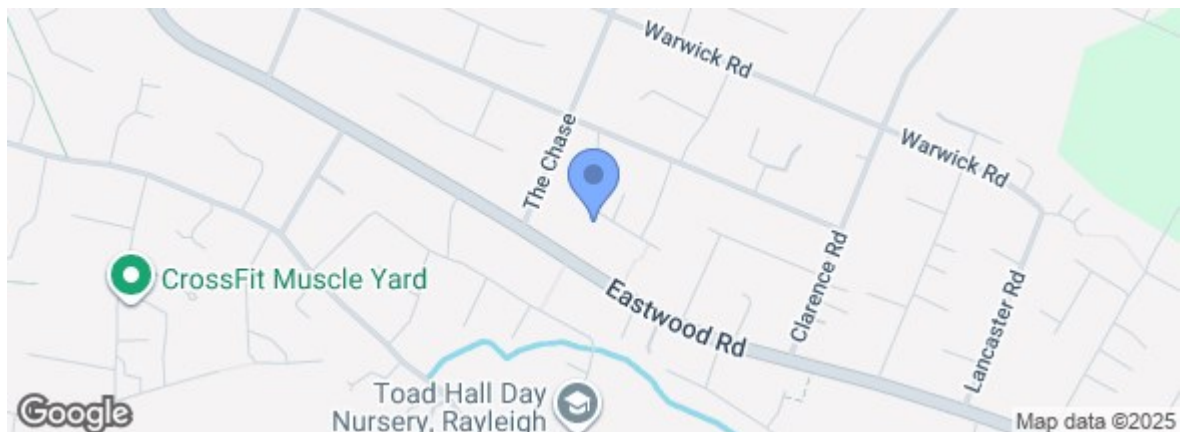
1ST FLOOR



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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