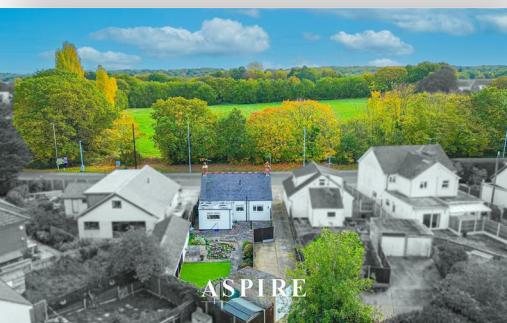


**To arrange a viewing contact us  
today on 01268 777400**



## Rayleigh Road, Benfleet Guide price £450,000

**\*\*£450,000 - £475,000 PRICE GUIDE\*\*** Located in a prime position for an array of amenities and excellent travel links, this charming detached bungalow on Rayleigh Road in Thundersley offers the perfect blend of character and contemporary living.

With its attractive double-fronted façade, the property features two, generous sized versatile reception rooms, including a bright, bay-fronted lounge that fills the home with natural light — ideal as a formal sitting area or an additional double bedroom.

The bungalow comprises two well-proportioned bedrooms, both fitted with wardrobes to provide excellent storage solutions. The open-plan kitchen and dining area create a warm, inviting space ideal for family gatherings and entertaining, with the flexibility to serve as an informal lounge if desired. Outside, the property boasts a generous, low-maintenance rear garden — a true highlight — complete with a raised decking area perfect for alfresco dining or relaxing in the sunshine. The detached garage is easily accessible, adding to the practicality and convenience of this delightful home.

Ample off-street parking is available for two to three vehicles, making this an excellent choice for families or those who love to host.

Ideally situated just moments from Rayleigh Weir's wide range of shopping facilities — including Sainsbury's Superstore to name but a few! — This home ensures everyday essentials are always within easy reach, along with excellent travel links too.

This impressive bungalow, presents a wonderful opportunity for those seeking a comfortable, stylish residence in a highly sought-after location. Early viewing is strongly recommended.

SPACIOUS KITCHEN DINER • FOUR-PIECE BATHROOM • 1-2 RECEPTION ROOMS • OFF-STREET PARKING & DETACHED GARAGE

Proudly situated on Rayleigh Road in Thundersley, this charming detached bungalow offers a perfect combination of character and modern living. Featuring a double-fronted façade, the home benefits from two versatile reception rooms, including a bright bay-fronted lounge that welcomes natural light and warmth — alternatively, this room could serve as a double bedroom.

The property comprises two generously sized bedrooms, each fitted with floor-to-ceiling wardrobes for ample storage. The open-plan kitchen and dining area create a welcoming space for entertaining family and friends and could also function as a secondary lounge.

Outside, the property boasts a large, low-maintenance rear garden with a raised decking area, perfect for alfresco dining or relaxing in the sun. There is convenient access to the detached garage, and the front driveway provides off-street parking for up to two to three vehicles.

The bungalow is ideally located just moments from Rayleigh Weir's shopping amenities, including Sainsbury's Supermarket, ensuring everyday essentials are within easy reach. This is a fantastic opportunity to acquire a comfortable, stylish home in a sought-after location — early viewing is highly recommended.

#### Property Features

##### Frontage:

Paved front garden with raised plant beds, shared driveway leading to parking and detached garage, and a pathway to the entrance.

##### 'L'-Shaped Hallway:

Coved ceiling with ceiling rose, utility meter cupboard, UPVC front door, dado rail, radiator, carpeted flooring.

##### Lounge: 4.28m x 3.66m (14'0" x 12')

Smooth coved ceiling, feature fireplace with hearth, double-glazed bay window to front, radiator, laminate flooring. Can be used as a formal lounge or additional bedroom.

##### Bedroom One: 4.31m x 3.44m (14'1" x 11'3")

Coved ceiling with pendant light, double-glazed bay window with bench storage, fitted floor-to-ceiling

wardrobes with top boxes, radiator, dado rail, carpet.

Bedroom Two: 3.65m x 2.63m (11'11" x 8'7")

Coved ceiling, pendant light, dado rails, double-glazed window overlooking rear garden, radiator, fitted sliding wardrobes, carpet.

Four-Piece Bathroom: 2.68m x 2.14m (8'9" x 7'0")

Obscured double-glazed window to rear, inset spotlights, extractor fan, large corner bath, walk-in corner shower, vanity basin, low-level WC, tiled walls, vinyl flooring, radiator.

Kitchen-Diner: 6.54m x 3.64m (21'5" x 11'11")

Dining Area: Coved ceiling, double-glazed windows to side, dado rail, two radiators, airing cupboard, vinyl flooring.

Kitchen Area: Wooden wall and base units with laminate worktop, 1.5 sink and drainer, integrated fridge/freezer, oven with four-ring gas hob and extractor, integrated washing machine, tiled splashback, inset spotlights, double-glazed rear window and French doors to garden, vinyl flooring.

##### Rear Garden:

Large patio with flower bed, artificial lawn, raised decking area, access to shared driveway and detached garage.

##### Detached Garage:

Up-and-over door, power and light. Large hardstanding area in front allows for parking and turning.

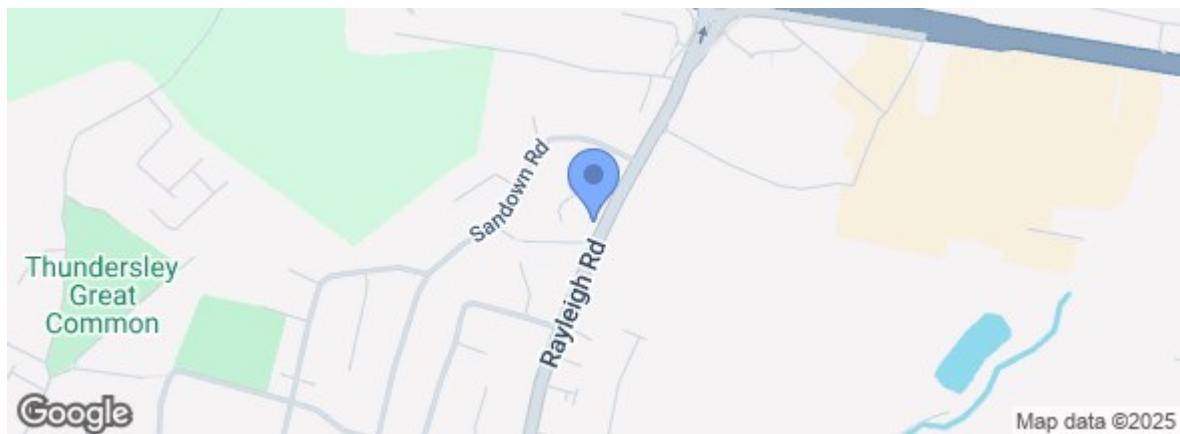
## GROUND FLOOR



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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