

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



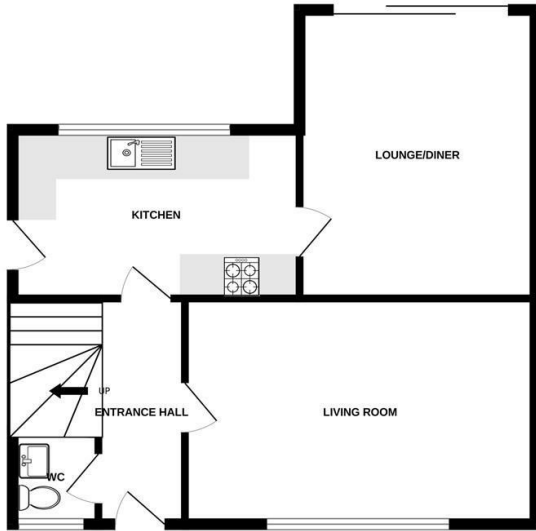
Love Lane, Rayleigh Guide price £525,000

Aspire are delighted to present this outstanding three-bedroom detached home, ideally positioned in the heart of Rayleigh and within close proximity to Rayleigh High Street, offering an excellent range of shops, cafés, restaurants, and everyday amenities. The High Street is also within easy walking distance of Rayleigh train station, providing convenient links into London.

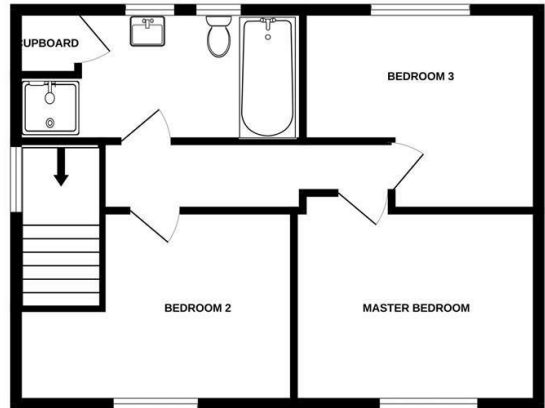
Occupying a prominent and highly desirable corner plot, the property enjoys a rare combination of spacious, contemporary living and exciting future potential. Beautifully maintained throughout, the home boasts a generous, immaculate garden, ample off-street parking for multiple vehicles, and a wealth of impressive features.

Perfectly suited to families and commuters alike, this exceptional home is ideally located to enjoy all that Rayleigh has to offer. Guide Price £525,000 to £550,000

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



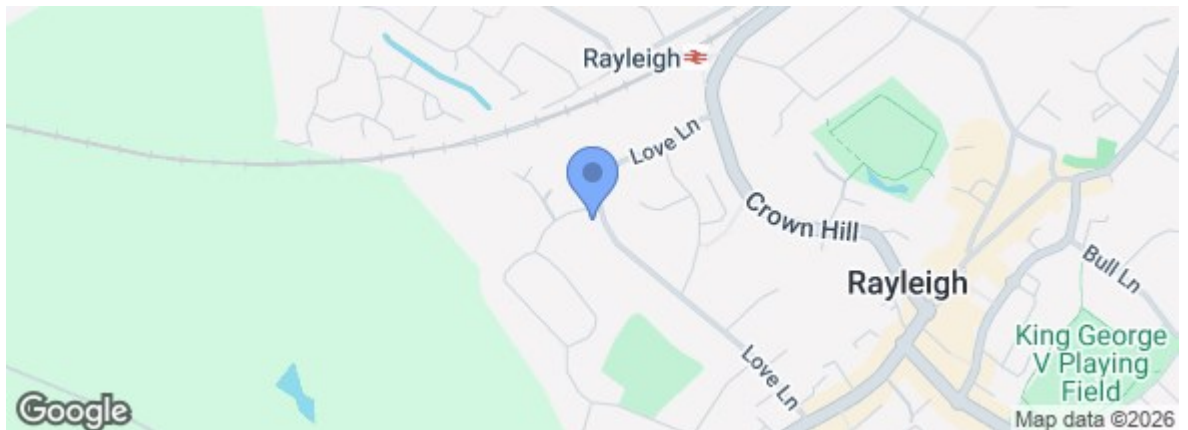
1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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			



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.