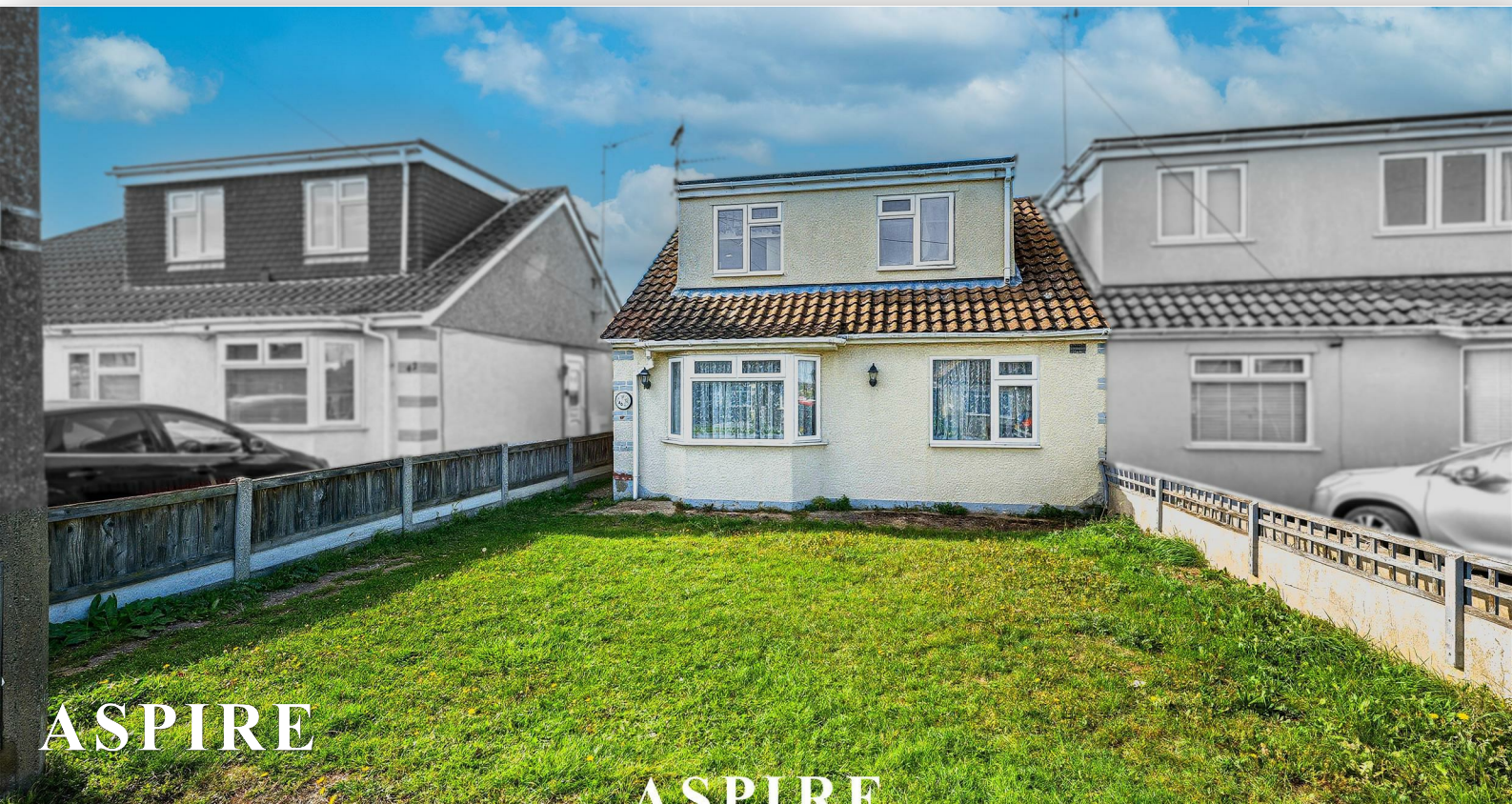


*To arrange a viewing contact us
today on 01268 777400*



Waltham Road, Rayleigh Guide price £425,000

GUIDE PRICE £425,000 - £445,000. Situated in a popular and convenient location, this well-proportioned four-bedroom, two-bathroom semi-detached chalet-style home offers generous accommodation arranged over two floors.

The ground floor includes a lounge, a spacious kitchen/breakfast room, and a double bedroom with an en-suite shower room. Upstairs, there are three further bedrooms and a family bathroom.

Outside, the property benefits from a rear garden providing space for outdoor seating or family activities.

The location is well suited to family life, with access to local shops, schools, and transport links, including the nearby station.

This property offers space, versatility and convenience. Early viewing is advised.

Ground Floor

Hallway – 4.41 m × 0.76 m (14'6" × 2'6")

Lounge – 6.63 m × 3.53 m (21'9" × 11'7")

Kitchen – 5.48 m × 3.53 m (18'0" × 11'7")

Bedroom 1 – 5.28 m × 2.40 m (17'4" × 7'10")

Shower Room

First Floor

Bedroom 2 – 2.91 m × 1.70 m (9'7" × 5'7")

Bedroom 3 – 4.22 m × 2.82 m (13'10" × 9'3")

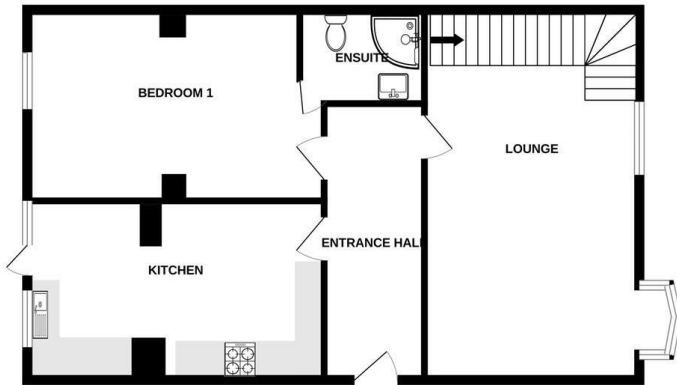
Bedroom 4 – 2.79 m × 2.51 m (9'2" × 8'3")

Bathroom

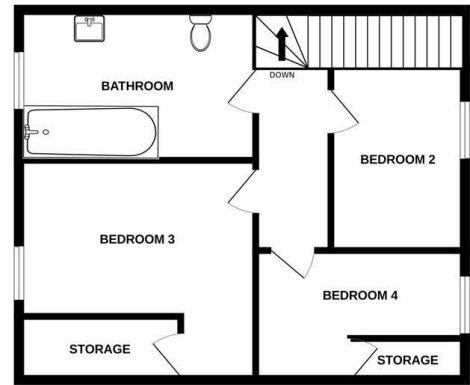
Landing – 4.01 m × 0.85 m (13'2" × 2'9")

Rear Garden –

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



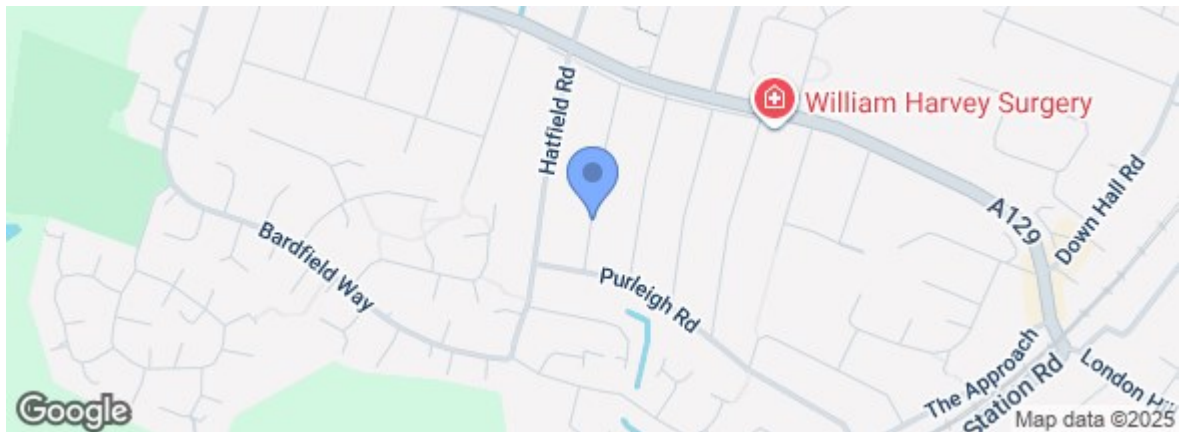
1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 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.