



**40 High Mead
Rayleigh, SS6 7DU
£475,000**

- Minutes Walk To Station & High Street
- 2/3 Bedroom Detached Chalet
- 2 Bathrooms
- Modern Shaker Style Kitchen With Pantry
- Ample Parking
- Secluded & colourful Garden
- UPVC Double Glazing
- Must Be Viewed Internally
- Most Popular Location
- Complete Chain Above



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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	



Immaculate 2/3 Bedroom Detached Chalet – Prime Rayleigh Location

Situated in a highly sought-after area of Rayleigh, this beautifully presented detached chalet is ideally positioned close to Rayleigh High Street, mainline stations, and excellent local schools.

The property has been lovingly maintained by the current owners and offers spacious, well-proportioned accommodation throughout, including:

- A welcoming entrance hall
- Bright and airy lounge
- Versatile bedroom 3/dining room
- Contemporary Shaker-style kitchen with pantry
- Modern shower room and utility area

Upstairs, there are two further good-sized bedrooms and an additional modern shower room.

Externally, the home boasts a delightful and secluded 40ft rear garden, perfect for outdoor entertaining, along with ample driveway parking to the front.

This immaculate home offers comfort, flexibility, and a superb location — an ideal opportunity for families or downsizers alike.

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door to side, stairs to first floor, radiator, power & telephone points,

LOUNGE 22' x 14'9 (6.71m x 4.50m)

Two UPVC double glazed bay windows to front elevations, feature open fireplace, radiator, power & Tv points,

KITCHEN 14'9 x 9'5 (4.50m x 2.87m)

UPVC double glazed window & door to rear, fitted with a quality range of cream Shaker style eye level & base level units, wood block work tops with inset butler sink, integrated dishwasher, fully tiled walls & complimentary tiled floor, power points, radiator, extractor fan, under stair /pantry cupboard

DINING/BEDROOM 3 15'5 x 10'8 (4.70m x 3.25m)

Double glazed Bi-Folding doors to rear, radiator, power points,

GROUND FLOOR SHOWER ROOM

UPVC double glazed bay window to side, newly fitted white suite comprising large walk in shower with glazed surround rainfall shower & hand attachment, low level wc, vanity wash hand basin having storage cupboard below, fully tiled walls & complimentary tiled floor, radiator, spot lighting,

UTILITY ROOM 9'5 x 7'7 (2.87m x 2.31m)

UPVC double glazed window to side, fitted worktops with inset stainless steel sink, plumbing for washing machine, wall mounted boiler, spot lighting, radiator, power points,

FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space, radiator, power points,

BEDROOM 1 14'8 x 10'6 (4.47m x 3.20m)

UPVC double glazed window to front, fitted wardrobes to one wall, further storage cupboard, radiator, power points,

BEDROOM 2 13'6 x 10'2 (4.11m x 3.10m)

UPVC double glazed window to rear, fitted wardrobes, drawer unit, eves storage, radiator, power points,

SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising, large shower with glazed enclosure, low level wc, pedestal wash hand basin, fully tiled walls, radiator/heated towel rail, spot lighting,

OUTSIDE

REAR GARDEN 40' (12.19m)

A delightful and secluded garden with patio area leading to lawn, established & well stocked shrub borders, summer house, lighting, tap, access to front,

FRONT GARDEN & PARKING

The property is set well back from the road, with lawns and shrub beds, own drive provides extensive parking