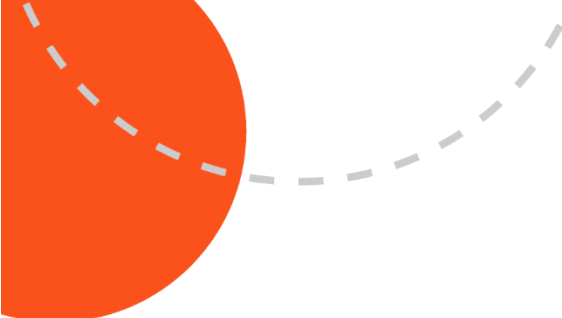




**23, Highfield Crescent, Rayleigh, Essex, SS6 8JP**  
Four Bedroom Semi-Detached Family House / Guide Price: £625,000 / t. 01702 207720



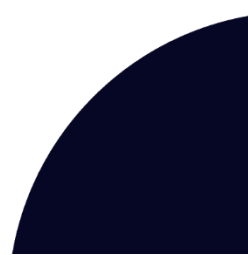


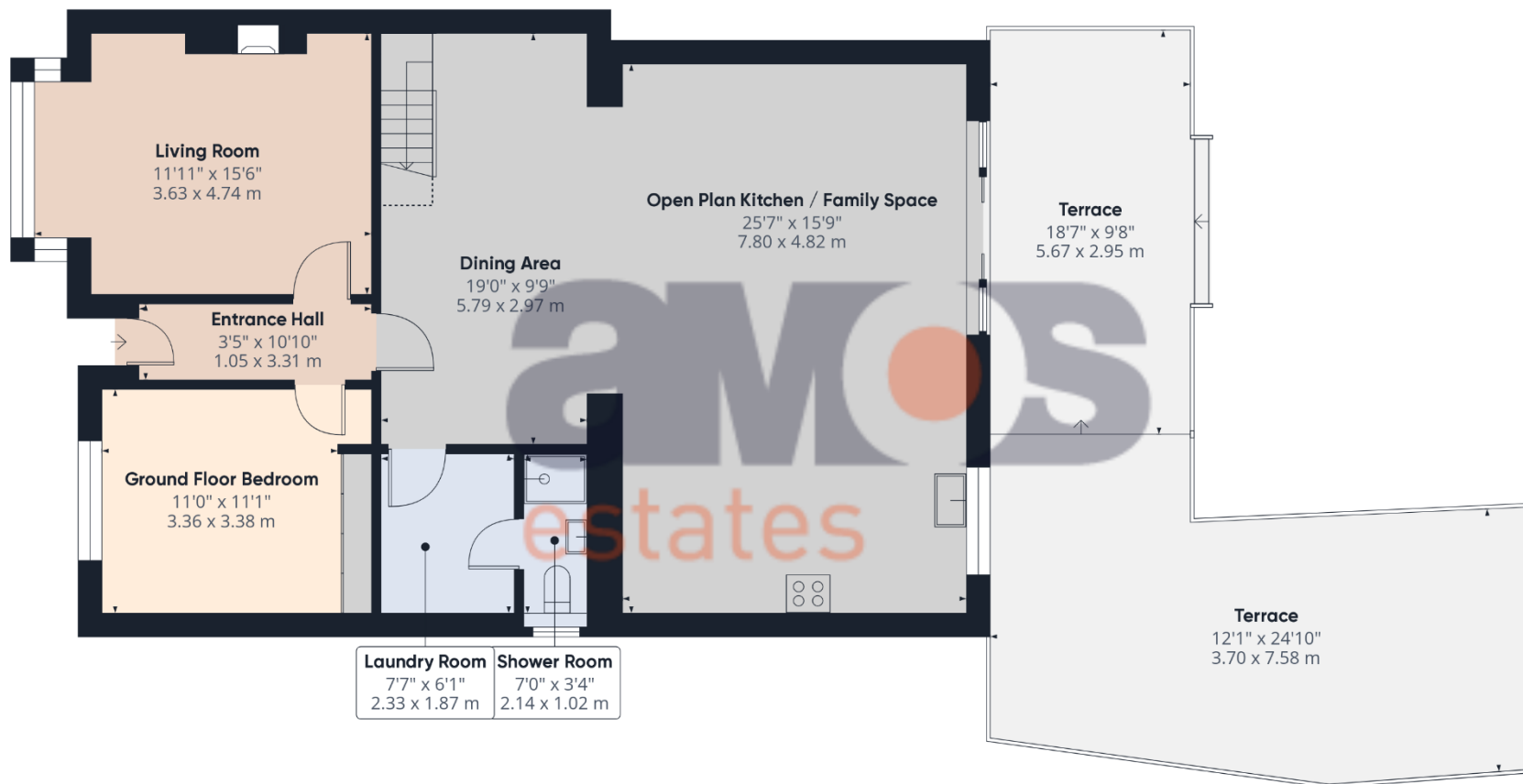


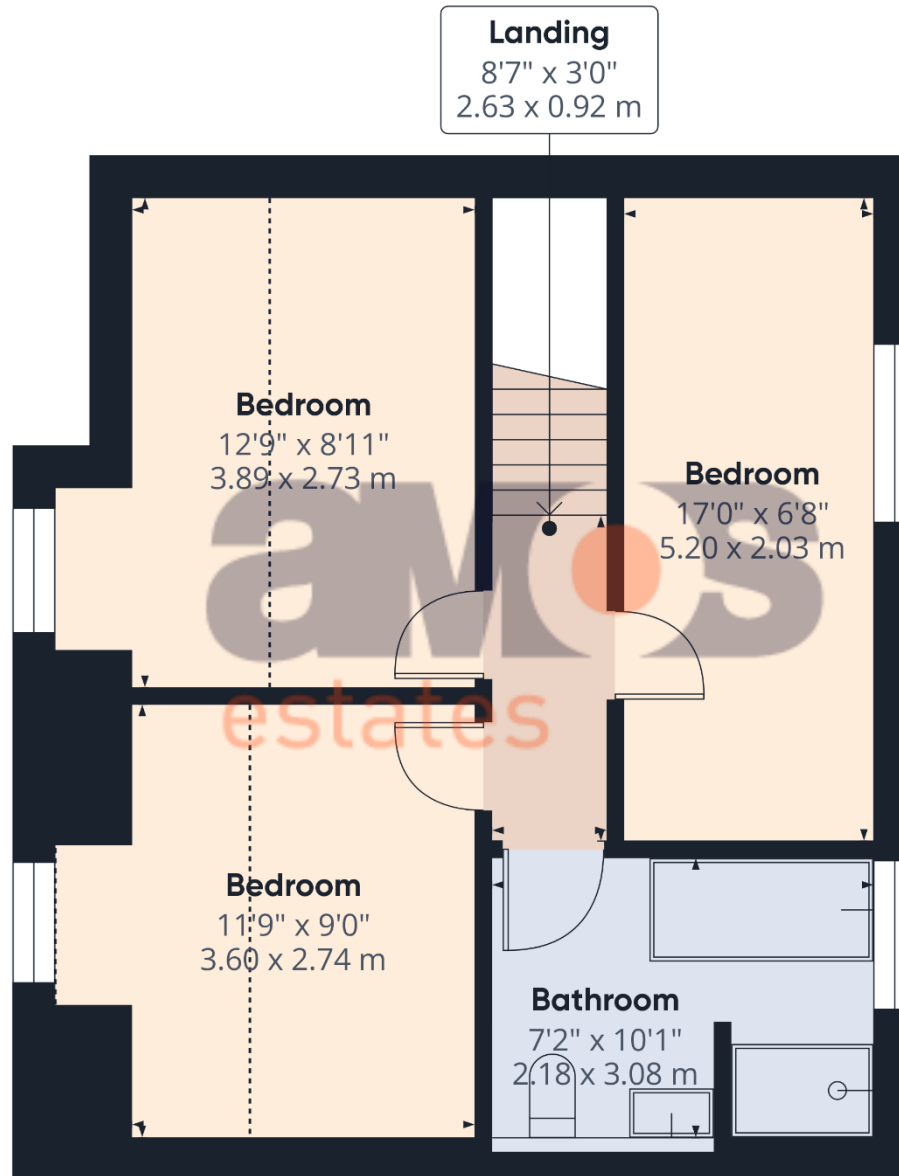
Discover your dream family home in the charming and convenient neighbourhood of Highfield Crescent, Rayleigh. This spacious and inviting character property boasts **four bedrooms**, two bathrooms, and open plan living, offering ample space for your growing family. As you step inside, you'll be greeted by a warm and welcoming ambiance. The well-designed layout of this house ensures optimal functionality and ample room for everyone. The heart of the home is the modern and fully equipped open-plan kitchen and family space. Prepare delicious meals for your loved ones using the high-quality appliances and ample counter space. Upstairs, you'll find three more generously sized bedrooms and a family bathroom. Each bedroom offers a peaceful retreat, with plenty of space for comfortable furnishings and storage.

Situated in a sought-after location, this house is surrounded by excellent amenities, schools, and leisure facilities. The convenience of nearby shops, restaurants, and parks ensures you'll never be far from what you need. For commuting, main transport links are a breeze, with easy access to major road networks and public transportation options. We have produced a **360' virtual tour** to showcase the property, take a quick look and book an immediate appointment to view inside.

Find us on





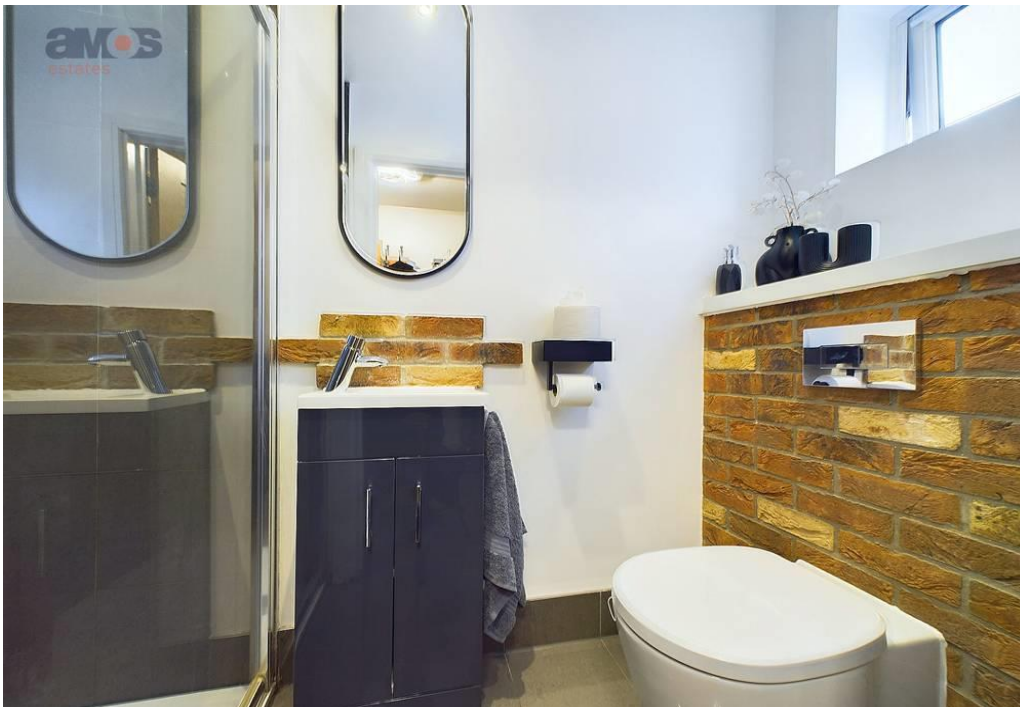






## Property Information

- / Four Bedrooms
- / Two Bathrooms
- / Three Reception Areas
- / Driveway for Parking
- / EPC Rating: Pending
- / Council Tax Band: C
- / 1482.07 Sq. Ft in Size
- / 360' Virtual Tour Available



## Entrance Hall /

10'10 x 3'5

Tile effect luxury flooring covering, power points, column radiator, wooden wall panelling, smooth plaster ceiling, natural wood doors leading to rooms.

## Living Room /

15'6 x 11'11

Square bay double glazed window to front aspect, radiator, fitted carpet, feature fireplace with cast iron style surround, power points, bespoke storage cupboards, wooden wall panelling, coved and smooth plastered ceiling.

## Ground Floor Bedroom One /

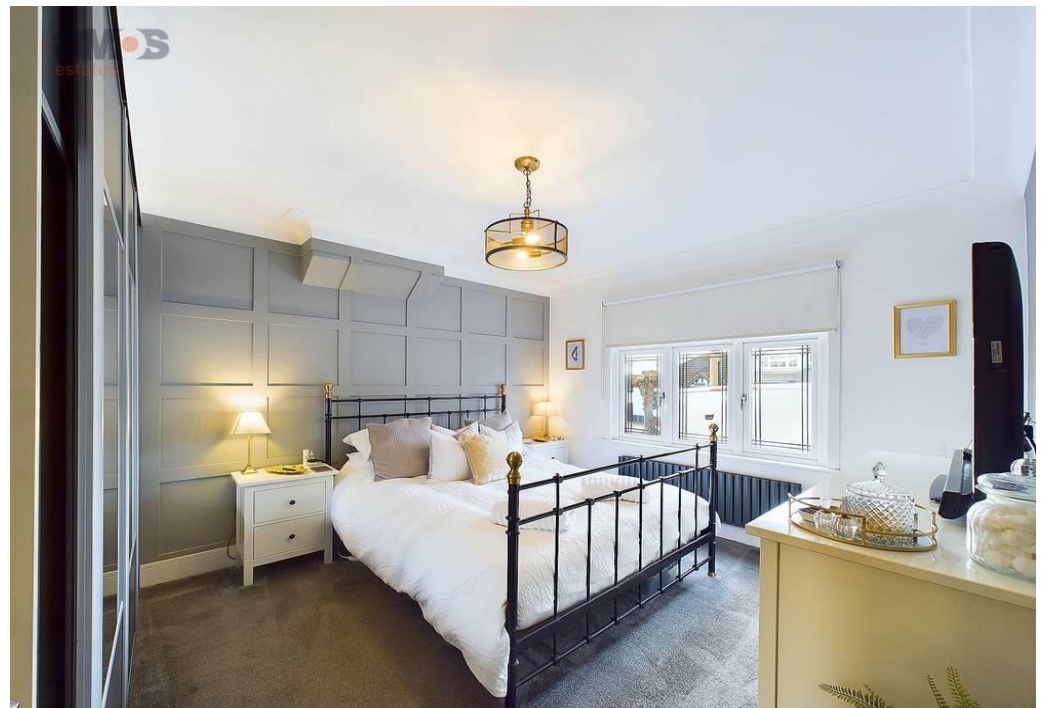
11'1 x 11'10

Double glazed window to front aspect, column radiator, power points, fitted carpet, built in wardrobe units with sliding doors, coved and smooth plastered ceiling, wood panel feature wall.

## Dining Area /

19'0 x 9'9

White wood return staircase leading to first floor living space, wood floor covering, power points, smooth plastered ceiling, open plan access to:









## Open Plan Kitchen / Family Space /

25'7 x 15'9

### Kitchen /

Stylishly fitted at both eye and base level in range of contemporary grey kitchen units with white quartz effect working surface over, inset glass hob with wall mounted extractor fan over, integrated oven, microwave, appliance space for American style double fridge/freezer, integrated dishwasher, feature 'island' unit with breakfast bar area and space for bar seats, inset sink unit with mixer tap, wood floor covering, feature wall with exposed brickwork, power points, double glazed window overlooking the rear garden, plastered ceiling with spotlights.

### Family Space /

Wood floor covering, double glazed doors leading onto and overlooking the rear garden, power points, smooth plastered ceiling with inset spotlights.

### Laundry Room /

7'7 x 6'1

Purpose built storage shelving to accommodate washing machine and a dryer, wood floor covering, power points, plastered ceiling, chrome towel radiator, natural wood door leading to:















### Ground Floor Shower Room /

7'0 x 3'4

Double glazed window to side aspect, modern suite comprising of vanity unit with sink top and mixer tap, integrated toilet and a walk-in shower cubicle with integrated shower system and safety doors, exposed brickwork areas, tiled floor.

### Landing /

8'7 x 3'0

Staircase from ground floor, fitted carpet, natural wood doors leading to rooms, plastered ceiling.

### Bedroom Two /

12'9 x 8'11

Double glazed window to front aspect, fitted carpet, plastered ceiling with inset spotlights, radiator, power points,

### Bedroom Three /

17'0 x 6'8

Double glazed window to rear aspect, column radiator, plastered ceiling, fitted wardrobe unit, power points.

### Bedroom Four /

11'9 x 9'0

Double glazed window to front aspect, fitted carpet, plastered ceiling, power points, radiator.





## Family Bathroom /

10'1 x 7'2

Fitted in a modern white suite comprising of freestanding bath with mixer tap. walk in shower cubicle with integrated shower unit, wall mounted sink unit with mixer tap and integrated toilet, column radiator and chrome towel rail, tiled floor and wall areas, double glazed window, plastered ceiling with spotlights.

## Rear Garden /

Large composite deck area to the immediate rear of the property, garden lighting, outside power points, secure fenced boundaries, lawn area, hardstanding for garden shed, detached wooden summer house/store.

## Front Garden /

Paved parking area, fence boundary, garden lighting, side access to rear garden, recessed porch area.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

