



Lincoln Way | | Rayleigh | SS6 9QN

£375,000

bear
Estate Agents

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Welcome to this charming semi-detached house located on Lincoln Way in the delightful town of Rayleigh. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The house features a well-appointed bathroom, ensuring convenience for all residents. The semi-detached layout offers a sense of privacy while still being part of a friendly neighbourhood community.

Situated in Rayleigh, this property benefits from a peaceful residential setting while being within easy reach of local amenities, schools, and transport links. Whether you enjoy leisurely strolls in the nearby parks or prefer shopping in the town centre, this location

- **Peaceful Setting:** Located in a quiet cul-de-sac on Lincoln Way, offering tranquility.
- **Family-Friendly Environment:** Adjacent to Sweyne Park with a playground and open fields.
- **Fitness Options:** Close to Virgin Active Gym and local parks for exercise.
- **Vibrant Community:** Rayleigh High Street offers diverse shops and dining options.
- **Convenient Features:** Includes a detached garage, off-road parking with electric car charging, and a garden office.
- **Nearby Amenities:** Short walk to Asda, local eateries, and a doctor's office.
- **Education Accessibility:** Walking distance to quality primary and secondary schools.
- **Work-Life Balance:** Generous garden space and garden office support relaxation and remote work.





Property Details

This lovely 3 Bedroom Semi-Detached/End of Terrace House, situated in a tranquil cul-de-sac on Lincoln Way, boasts an array of desirable features sure to appeal to those seeking a comfortable family home. The property includes a detached garage, parking space for up to 4 cars with an electric car charging point, a charming garden office, and a delightful south-facing garden, perfect for outdoor relaxation and al fresco dining.

Adjacent to the property lies the beautiful Sweyne Park, featuring a large playground ideal for children and open fields and woods perfect for picnics, dog walks, or family outings. Just a short distance away, an Asda supermarket provides convenient access to essentials, while a renowned fish & chip shop and a local doctor's office cater to various needs. Additionally, the nearby Virgin Active Gym offers fitness enthusiasts an opportunity to stay active.

For commuters, Rayleigh Station is easily accessible, providing swift transportation to Liverpool Street in under an hour. The vicinity also boasts excellent local schools, including Down Hall Primary School, St Nicholas Church of England Primary School, and Sweyne Park Secondary School.

Rayleigh High Street, a short drive away, offers a vibrant mix of restaurants, shops, coffee houses, and more, making it an ideal destination for shopping, dining, or socializing. Moreover, the property's proximity to a local park and play area ensures ample opportunities for outdoor recreation.

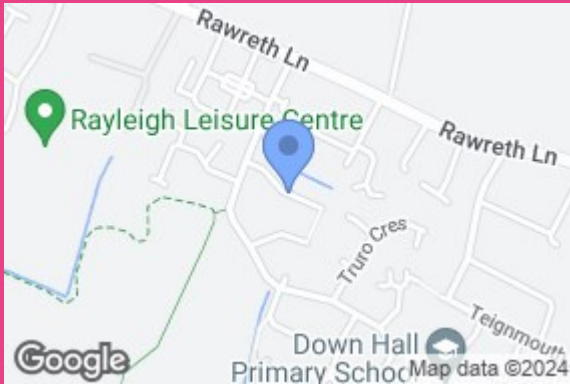
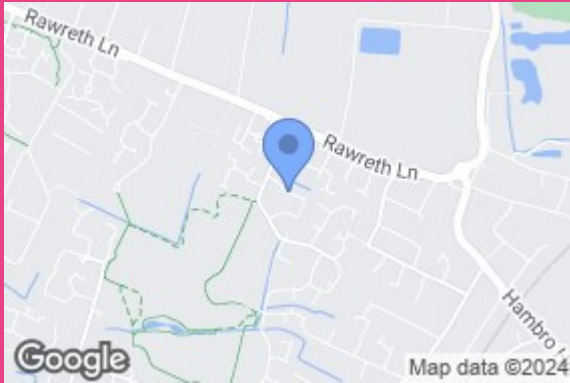


Upon approaching the property, one notices the ample parking space and potential for additional frontage, while an electric car charging point adds to the convenience. The ground floor features a spacious living room and a tastefully designed conservatory, perfect for family gatherings or entertaining guests. The well-equipped kitchen provides ample storage and workspace, ideal for culinary enthusiasts.

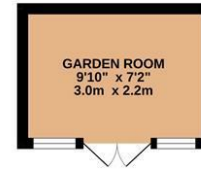
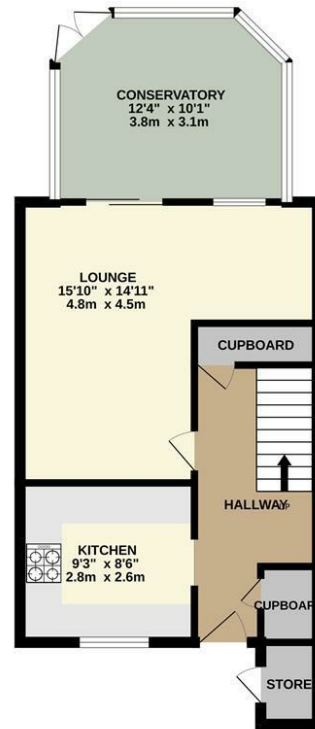
Upstairs, three well-proportioned bedrooms await, each benefiting from abundant natural light. A modern three piece bathroom suite with underfloor heating. The highlight of the property is undoubtedly its south-facing garden, offering a serene retreat and hosting a garden office equipped with lighting, power, and internet access, ideal for remote work or hobbies.

In summary, this impressive 3 Bedroom home combines ample space, desirable features, and a convenient location, presenting a fantastic opportunity to create a dream family residence.

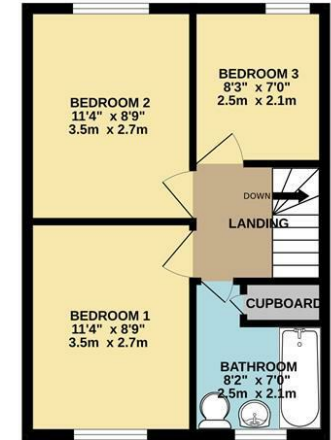




GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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		89
(81-91)	B		
(69-80)	C	73	
(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	

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