



Rayleigh Road | | Leigh-On-Sea | SS9 5HR
Guide Price £525,000

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Estate Agents

Welcome to Rayleigh Road, Leigh-On-Sea - a charming location for this stunning detached house! This property boasts a spacious open plan living space, perfect for entertaining guests or relaxing with family. With one reception room, four bedrooms, and a modern bathroom, this home offers ample space for comfortable living.

One of the highlights of this property is the fully modernised interior, ensuring a contemporary and stylish living experience. The modern bathrooms add a touch of luxury, providing a relaxing retreat within your own home.

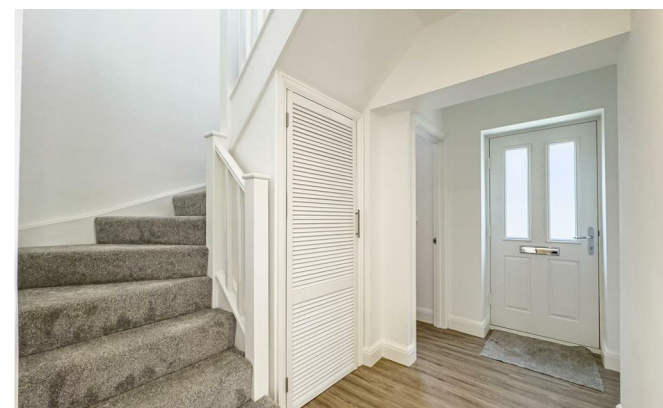
Situated on a generous plot, this house features a huge south-facing garden, ideal for enjoying the sunny days and hosting outdoor gatherings. With parking space for two vehicles, convenience is at your doorstep.

Whether you're looking for a family home or a place to entertain, this property is a must-see. Don't miss out on the opportunity to own this beautiful detached home in a sought-after location. Contact us today to arrange a viewing and experience the charm of Rayleigh Road for yourself!

- No Onward Chain
- Off Street Parking
- 145ft' South Facing Garden
- Lovingly Refurbished
- Two Miles To Rayleigh Train Station
- Four Bed Detached Home
- Guest WC
- Open Plan Kitchen/Family Room
- Walking Distance To Rayleigh High Street
- Bi-Folding Doors Onto The Rear Garden

Front Garden

Parking space for two to three cars is available, with the remaining area landscaped with shrub gardens.





Entrance Hall

A UPVC door grants access to a stairway leading to the first floor. Adjacent to this entrance lies a spacious cloaks cupboard, equipped with plumbing provisions for a washing machine. Illumination is provided by spot lighting fixtures, while power points are conveniently available within the area.

Downstairs WC

A UPVC double glazed window situated on the side provides natural light. The bathroom features a white suite comprising a low-level WC and wash hand basin, accompanied by a radiator for comfort. Additionally, there is a designated boiler cupboard housing a new combination boiler.

Open Plan Kitchen/Living Area

20'5 x 19 (6.22m x 5.79m)

Bi-folding doors and a window to the rear illuminate the space with natural light, complemented by a roof lantern overhead. Spot lighting enhances visibility, while a radiator ensures comfort. Power points are conveniently available throughout, facilitating various electrical needs. The area seamlessly transitions into the kitchen, which boasts brand new fittings at both eye and base levels, featuring contrasting worktops. Included are essential appliances such as a dishwasher, fridge freezer, hob, extractor fan, and double oven. Spot lighting further illuminates the kitchen, while power points cater to practical requirements.

Bedroom Four

10'8 x 8'6 (3.25m x 2.59m)

A UPVC double glazed window positioned at the front of the property allows natural light to enter. The room is equipped with a radiator for heating and includes power points for electrical connectivity.

Bedroom Three/Sitting Room

17'5 x 7'7 (5.31m x 2.31m)

A UPVC double glazed bay window adorns the front, offering ample natural light. Within the space, a radiator provides warmth, and power points cater to electrical needs.

First Floor Landing

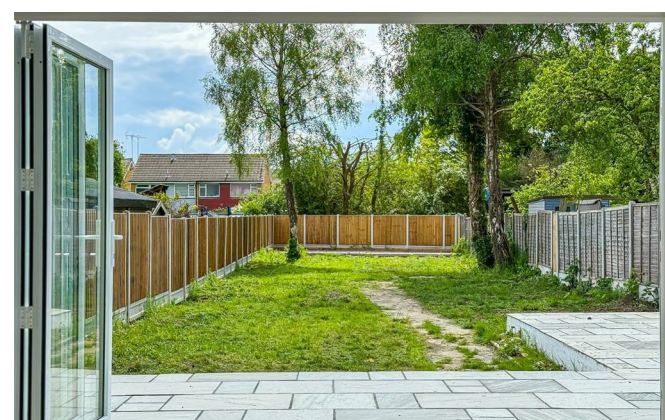
A UPVC double glazed window is situated on the side, offering views and natural light. Additionally, there is access to the loft space for storage or potential expansion.

Bedroom One

11' x 10'5 (3.35m x 3.18m)

A UPVC double glazed window overlooks the rear, inviting natural light into the room. Within, a radiator provides warmth, and there are power points available for electrical appliances.





Bedroom Two

A UPVC double glazed window is positioned at the front, offering a view and allowing natural light to enter. Inside, there is a radiator for heating and power points for electrical connections.

Bathroom

A UPVC double glazed window graces the front, contributing to a well-appointed setting. The bathroom features meticulous fittings, including a panelled bath, a generously sized shower cubicle with a sleek matt black shower unit, and a vanity wash hand basin. Tiled walls and flooring add to the refined aesthetic, while a heated towel rail provides added comfort.

Rear Garden

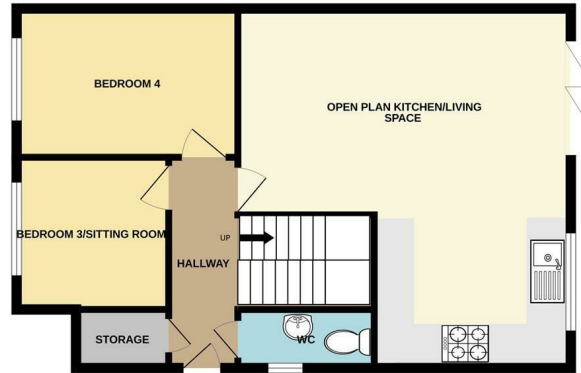
145 (44.20m)

The property benefits from a south-facing orientation. A freshly laid paved patio extends to the side, while the remaining outdoor space is adorned with lush lawn. Towards the rear elevation, there is an additional shingle patio or hardstanding area. Access to the front of the property is readily available.

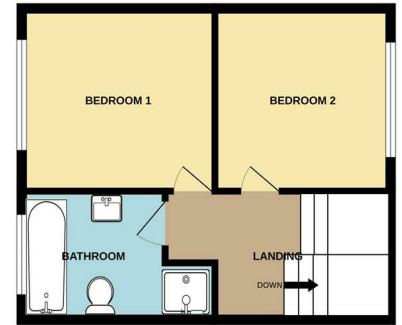




GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 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	

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